TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
AGENDA
Thursday, February 18, 2021
7:00 PM

Act 92 OML compliant meeting in response to covid-19 will be conducted via ZOOM.

ZOOM Access Information:
Topic: Development Review Board
Time: February 18, 2021, 7:00 PM Eastern Time (US and Canada)

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Join Zoom Meeting
https://us02web.zoom.us/j/89900487709
888 475 4499 US Toll-free
877 853 5257 US Toll-free

Meeting ID: 899 0048 7709
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1. **Call to Order, Roll Call**

2. **Approve Agenda**

3. **Approve Minutes** – 02-04-21

4. **Public Comments, Announcements and Correspondence**

5. **Administrative Issues and Updates**

6. **Public Hearings 7:15PM:**
   a. **#58BSUB20**: Preliminary Plan Review of a Subdivision Application by Russell F. Schleipman, Applicant and Landowner, to divide Lot 10-207.100 to create 2 lots at Union Village RD. Proposed Lot 1 to be +/-4.28 acres is undeveloped. Proposed Lot 2 to be +/-10.8 acres is undeveloped. Application to be reviewed under the Norwich Subdivision Regulations.

   b. **Appeal of 1-6-21 Zoning Administrator Decision** concerning an alleged violation caused by the Black Lives Matter (BLM) sign at 236 Main Street by Appellant, Stuart Richards, of 82 Elm Street. Application to be reviewed under the Norwich Zoning Regulations.

7. **Other Business**

8. **Adjournment**

Future Meeting: TBD

DRB Minutes available at: http://norwich.vt.us/development-review-board-minutes/

To receive copies of Town agendas and minutes, please send an email request to be added to the town email list to the Town Manager's Assistant at: manager-assistant@norwich.vt.us

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
Thursday, February 4, 2021

Act 92 OML compliant meeting conducted via Town of Norwich Zoom account. These proceedings were recorded.

Members Present:	Arline Rotman (Chair), Sue Pitiger, John Lawe, Richard Stucker, John Carroll, Don McCabe,
Alternates Present:	Matt Stuart
Staff:	Francis (Clerk)
Public:	Juan Garceran, Brenda Danielson, Linda Cook, Jeff Goodrich, Corey Mack, Anne Papper, Brie Swenson

1) **Call to Order:** Roll Call 7:05pm

2) **Agenda:**
Carroll moved and Stucker seconded a motion to approve the agenda. Motion carried 6 – 0.

3) **Minutes of 01-21-21**
Carroll moved and Pitiger seconded a motion to approve the minutes of January 21, 2020 as amended (to state Carroll was absent). Motion carried 6 – 0.

4) **Public Comments and Announcements:** None

5) **Administrative Issues and Updates:**
a) Francis indicated that there will be a site visit on the afternoon of February 18, 2021 followed by meeting with two hearings.

6) **Public Hearing 7:14pm**
a) **#57BCU20 Continued from January 21, 2021:** Conditional Use and Site Plan Review for two Daycare Facilities, Application by Immersion Montessori School, LLC and Cradle and Crayon, Inc., Applicants and Tiny Seeds Village, LLC, Landowner, of Lot 11-093.000 at 251 US Route 5 N. Application to be reviewed under the Norwich Zoning Regulations.

The board continued to hear testimony from applicant Garceran and their representatives.

Chair Rotman reminded all interested parties that they were under oath.

Pitiger moved and Stucker seconded a motion to allow admission of three exhibits relating to snow removal and stormwater management. Motion carried 7 – 0.

Attention focused on site plan considerations including, but not limited to, criteria established in §5.03 of the Norwich Zoning Regulations (NZR).

Chair Rotman took questions and comments from abutters.

Anne Papper of 319 US Route 5 asked to have her written comments accepted into testimony.

Pitiger moved and Stucker seconded a motion to accept into evidence written submission of comments from Anne Papper of 319 US Route 5. Motion carried 7 -- 0

In addition to her written comments Anne Papper asked that if farm animals were to be kept on the property that consideration be given to the potential for impacting water quality on the abutting property.

Board members had the opportunity to ask the applicant questions relating to the submission.

Questions included:

What is slope of the driveway at ten feet intervals commencing from US Route 5 access? Jeff Goodrich (Pathways Consulting) responded that the steepest section is from the driveway entrance for about 140 feet. The steepest section is approximately 17 percent and runs for a length of approximately 60 feet.

A series of questions were asked in relation to braking sight distances for vehicles approaching the driveway entrance from the north on US Route 5, the safety of the driveway access US Route 5 and how the traffic study by RSG treated this question. 4 Corey Mack (RSG) provided responses detailing study methods, changing site conditions and the application of VTrans standards to US Route 5.

What is the status of the unsigned snow removal contract? Applicant Garceran explained that he drafted an agreement between the school and the contractor in the form of a memorandum which is not signed by the contractor.

Pitiger moved and Carroll seconded a motion to close the hearing. Motion carried 7 -- 0

7) **Deliberative Session**

Members entered into deliberative session at approximately 7:31pm

Respectfully submitted,
Rod Francis
Future Meetings:
Thursday, February 18 at 7:00PM

DRB Minutes available at:

http://Norwich.vt.us/development-review-board-minutes/

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#58BSUB20 APPLICATION

January 13, 2021

REVISED SUBMISSION

#58BSUB20

1/12/21

Revised Description of Proposed Development:

This application proposes to subdivide parcel #10-207.100 (±13. 46 acres) into Lots 1 & 2. The second purpose is to propose a Boundary Line Adjustment between parcel #10-201.000 (±5.63 acres) to proposed Lot 2, creating a 4.28 acre parcel. Proposed Lot 1 will be ±10 .80 acres.

Exhibit ZA-1

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

Application Number: #58BSUB20
Lot: #10-207.100
Union Village RD

Boundary Line Adjustment: #10-201.000
66 Partridge Hill

Site Visit: February 18, 2021

Public Hearing Date: January 21, 2021, February 18, 2021

Applicant/ Landowner: Russell F. Schleipman
66 Partridge Hill
Norwich, VT 05055

Interested Parties:

Martha Nelson	65 Union Village RD
Tim Pangburn	53 Partridge Hill
Kate White	53 Partridge Hill
Paul Horak	155 Union Village
Curt Barthel	137 Union Village
Barbara Tolman	17 Partridge Hill
Brooke Harrington	27 Partridge Hill
Elissa Close	64 Partridge Hill
Christopher Brady	64 Partridge Hill
Jay Van Arman	128 Union Village RD
Emily Myers	128 Union Village RD
Ronald Sobel	63 Partridge Hill
Eleanor Huke	38 Partridge Hill

NATURE OF APPLICATION – **#58BSUB20**: Preliminary Plan Review of application by Russell F. Schleipman, Applicant and Landowner, to divide parcel #10-207.100 to create 2 lots at Union Village RD with a Boundary Line Adjustment between parcel #10-201.000 (±5.63 acres) and proposed Lot 2 resulting in: proposed Lot 1 (±4.28 acres undeveloped) and proposed Lot 2 (±10.8 acres undeveloped). Remaining parcel #10-201.000 to be ±4.00 acres (developed). Application to be reviewed under the Norwich Subdivision Regulations.

<u>The record in this case includes the following documents:</u>

<u>Submitted by Applicant</u>
A-1 Application #58BSUB20 (revised) (11-17-20)
A-2 NO EXHIBIT
A-3 Waiver Request, Private Road Specifications, Summit Engineering, Inc. (1-12-21)
A-4 Subdivision Plat, Summit Engineering, Inc. (1-11-21)

A-5 Site Plan, Summit Engineering, Inc. (1-11-21))
A-6 Design of Shared Private Drive, Summit Engineering, Inc. (1-11-21)

A-7 Original Application (12-16-20)
A-8 Cover Letter to DRB, Summit Engineering, Inc. (12-16-20)
A-9 Waiver Request, Applicant (11-23-20))
A-10 Boundary Line Adjustment (11-10-20)
A-11 Subdivision Plat (12-14-20)
A-12 Site Plan (12-10-20)
A-13 Private Driveway (12-10-20)
A-14 Wetlands and Streams, ANR Atlas (12-12-20)
A-15 Prime Agricultural Soils (12-12-20)
A-16 Water/Wastewater Design, Sheet 1, Hogg Hill Design (12-15-20)
A-17 Water/Wastewater Design, Sheet 2, Hogg Hill Design (12-15-20)
A-18 Water/Wastewater Design, Sheet 3, Hogg Hill Design (12-15-20)
A-19 Water/Wastewater Design, Sheet 4, Hogg Hill Design (12-15-20)
A-20 Water/Wastewater Design, Sheet 5, Hogg Hill Design (12-15-20)

<u>Submitted by Zoning Administrator</u>
ZA-1 Documents and Interested Parties list (2-10-21)

<u>Submitted by Interested Parties</u>
IP-1 Email from Tim Pangburn and Kate White, 53 Partridge Hill (1-28-21)

#58BSUB20
Exhibit A-1

TOWN OF NORWICH, VERMONT

APPLICATION FOR ZONING PERMIT

Owner(s): Russ Schleipman

Mail Address: 66 Partridge Hill Town Norwich ST VT Zip 05055

Day Phone: 802-296-1797 Eve Phone: same Email: russ@drinkcorinas.com

Applicant (If Different): _____

Mail Address: _____ Town _____ ST ____ Zip _____

Day Phone: _____ Eve Phone: _____ Email: _____

Description of Proposed Development: Subdivision of 00 Union Village Road, a 13.2 acre parcel into 2 parcel - 8 acre and 5 acre. Each parcel will have 1 dwelling. Revised see next page attached

Rural Residential Zoning District: (RR) VR I VR II VB C/I AQ

Street Address: 00 Union Village Road Tax Map Lot # 10 - 207.100 Lot Size: 13.2

Building Setbacks- Road Right-of-way: _____ Right Boundary: _____ Left _____ Rear _____

Size of Building(s)/Additions: Structure A: Width N/A Length N/A Height N/A

Structure B: Width N/A Length N/A Height N/A Area: Footprint of Structure A _____

Additional Footprint of Structure B (if any) _____ Total _____ # of Parking Spaces _____

Estimated Date of Completion: _____ Estimated Value $ _____ # of Bedrooms _____

****

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) Russ Schleipman Date 11/17/2020

****

Zoning Office Checklist:
- __ Flood Hazard Area
- __ Wetlands
- __ Septic Location
- __ Water Supply
- __ Parking
- __ Shoreline
- __ Aquifer Protection
- __ Permit Conditions
- __ Agricultural Exemption

Comments: _____

Additional Permits Required:
- ___ Subdivision
- ___ Conditional Use
- ___ Site Plan Review
- ___ Variance
- ___ PRD
- ___ Driveway Access
- ___ Wastewater

Fees:		**Action**	**Dates**
Base Fee	$ 650.00	Received	11/15/2020
Sq. Ft. x ___	$	Complete	12-16-20
# of Lots 1	$ 50.00	Granted	
Recording	$	Refused	
Other _____	$	Posted at Site	12-29-20 Approx. App
Total	$ 700.00	Appeal By	
Date Paid	11-24-20	Effective	
To Finance	12-23-20	Expires	

Signature of Zoning Administrator Rod Hamm Date 12/16/2020

8/11

Application/Permit # 58BSUB20

Public Hearing 1-21-21

#58BSUB20

NO EXHIBIT A-2

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects

January 12, 2021

Rod Francis, Director of Planning and Zoning
Town of Norwich
300 Main Street
Norwich, VT 05055

Re: Schleipman/Belle-Isle Request for Driveway Specifications Waiver

Rod:

This Letter is to request a waiver from the Private Road Specifications (Article IV, Section 81-38E.) The waivers requested are:

1. Increase of the permitted Road Grade from 12% to 17.5%
2. Decrease in the minimum width of travel portion from 14 to 10 feet (12 overall with shoulders).

The circumstances that contribute to these waivers are the desire to utilize an existing constructed drive as access to the two proposed house sites. The existing drive grade is approximately 17.5% This drive, which will provide the access to Lot 2 as a drive to a single lot, presents the practical option as accessing Lot 1 as well reducing the need to construct a longer and circuitous drive through the steep field on Lot 1. The total length of shared drive in excess of 12% will be 180 feet. Beyond the cost of construction, the use as a shared drive will reduce the impact of the subdivision to the meadow. The total drives built will be reduced by approximately 1000 feet.

The width reduction is requested to further limit area impact from clearing and excavation in steep terrain.

The design of the drive where shared is included in the plans dated 1/11/21.

If you have any questions, let me know,

Sincerely,

Doug Hewitt

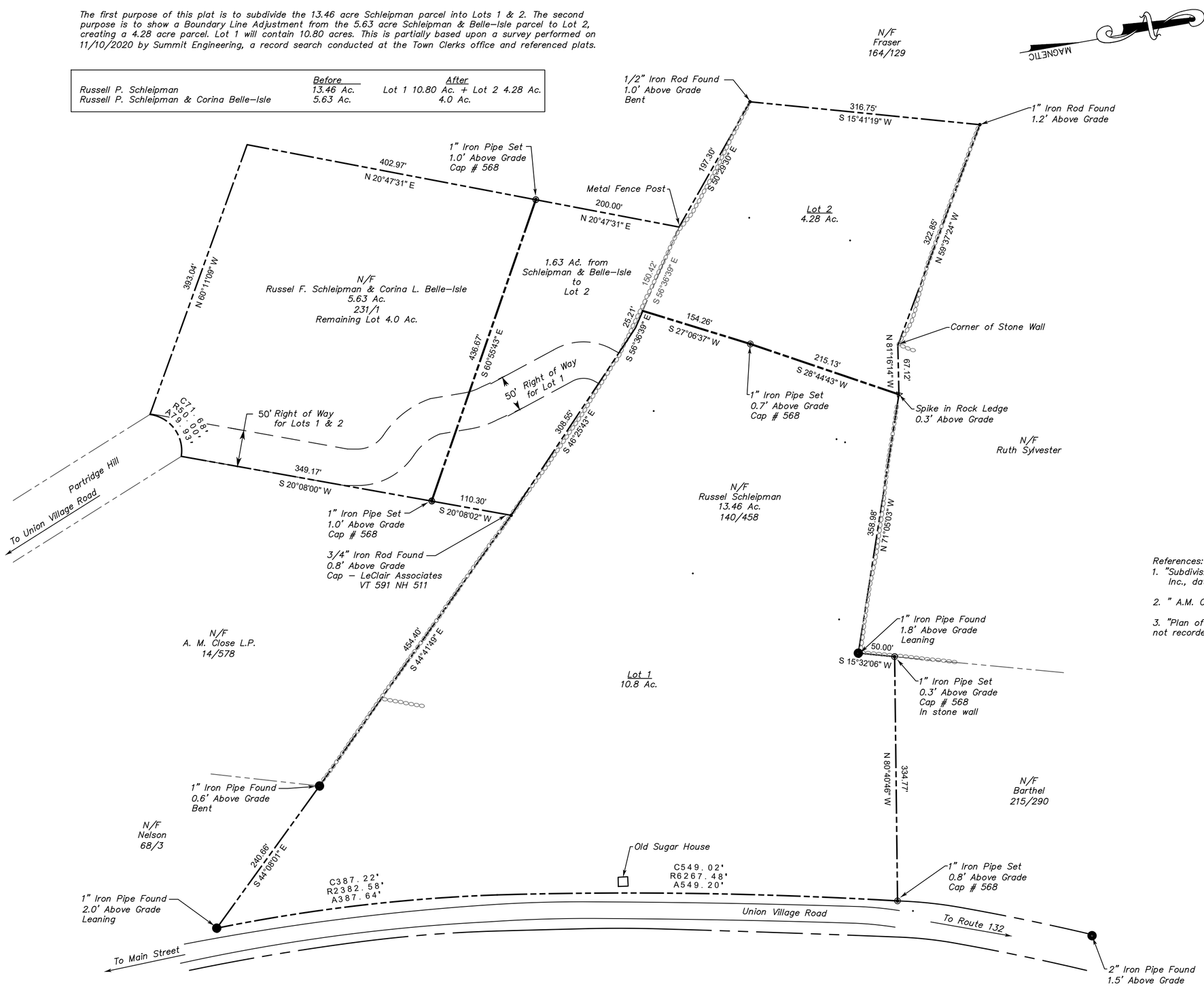
Digitally signed January 12, 2021
Doug Hewitt, P.E.
Project Engineer

F:\PEADATA\PROJECT\8458\DRBWAIVERLETTER.DOCX

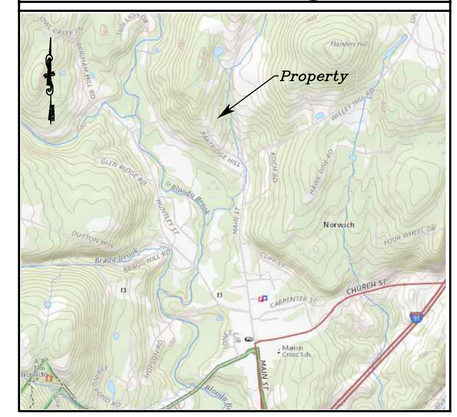
1233 Shelburne Road, C2, South Burlington, Vermont
(802) 658-5588

The first purpose of this plat is to subdivide the 13.46 acre Schleipman parcel into Lots 1 & 2. The second purpose is to show a Boundary Line Adjustment from the 5.63 acre Schleipman & Belle–Isle parcel to Lot 2, creating a 4.28 acre parcel. Lot 1 will contain 10.80 acres. This is partially based upon a survey performed on 11/10/2020 by Summit Engineering, a record search conducted at the Town Clerks office and referenced plats.

	Before	After
Russell P. Schleipman	13.46 Ac.	Lot 1 10.80 Ac. + Lot 2 4.28 Ac.
Russell P. Schleipman & Corina Belle–Isle	5.63 Ac.	4.0 Ac.



Location Map



Norwich, Vermont
NTS

Legend

- Property Line
- Proposed Property Line
- Proposed Right of Way
- Stone Wall
- Pipe Found
- Iron Rod Found
- Metal Fence Post
- Spike
- 3/4" Iron Pipe Set with Cap #568

References:

1. "Subdivision of Jessie Kendall Estate, Norwich, VT", by T & M Surveys Inc., dated August, 1987, slide 136B
2. " A.M. Close L.P.", by K.A. Leclair Assoc. Inc., dated 7/8/2002, slide 330A
3. "Plan of Lands of Frederick P. Schleipman", by A.B.S. Survey LLC., dated 6/6/2011, not recorded.

This is a correct survey, to the best of my knowledge, based upon the Town of Norwich land records and an EDM total station field survey performed in November, 2020.

It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.

The bearings shown on the property or tie lines on this plan are related to a magnetic bearing and are subject to change without notice. The bearings are shown only as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. further advises that lot lines set forth hereon be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purpose.

Underground utilities shown are approximate only and were depicted from surface features located, referenced plans and information from the City.

No issues related to zoning are addressed by this plat.
This plat is for the sole use of the parties certified to.
This plat meets the requirements of 27 VSA 1403.

Owners of Record:

Russell P. Schleipman & Corina L. Belle–Isle
Vol.231 Pg. 1
5.63 Ac.

Owners of Record:

Russell P. Schleipman
Vol.140 Pg. 458
13.46 Ac.

All lands of owner are in Zone RR (Rural Residential)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

STATE OF VERMONT
LARRY D. YOUNG
No. 568
REGISTERED LAND SURVEYOR

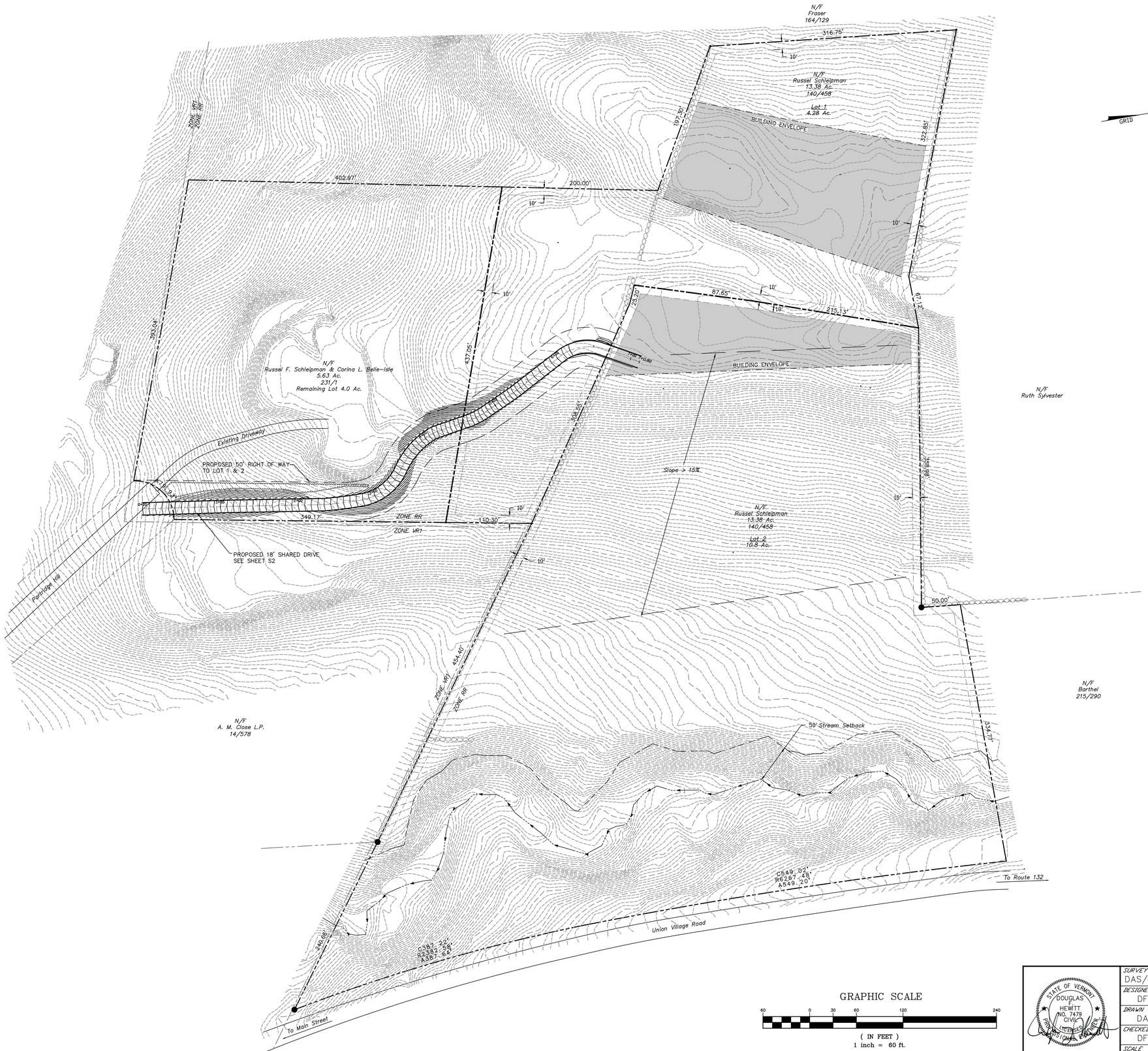
SURVEY	DAS/DAW
DESIGNED	XX
DRAWN	DAS
CHECKED	LDY
SCALE	AS SHOWN

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658–5588

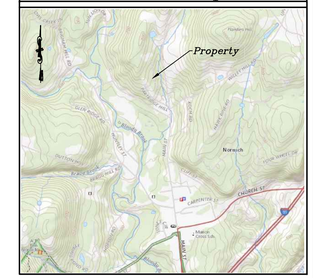
SUBDIVISION PLAT
SCHLEIPMAN
TO
SCHLEIPMAN & BELLE–ISLE
UNION VILLAGE ROAD
NORWICH, VERMONT

DATE 1/11/21
DRAWING NO. B1
PROJECT NO. 8458

©



Location Map



Norwich, Vermont
NTS

Legend

- Property Line
- Proposed Property Line
- Proposed Right of Way
- Stone Wall
- Contour
- Contour Index
- Setbacks
- Zoning District
- PROPOSED CONTOUR
- PROPOSED LANDSCAPE SCREENING
- BUILDING ENVELOPE

Design qualification

This design is the best possible to meet existing town of Norwich standards and regulations.
The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.
The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.
It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site.
As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-9010.

Notes::
1.. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.

Owners of Record:

Russell P. Schleipman & Corina L. Belle-Isle
Vol.231 Pg. 1
5.63 Ac.

Owners of Record:

Russell P. Schleipman
Vol.140 Pg. 458
13.38 Ac.

All lands of owner are in Zone RR (Rural Residential)
Portions within the Ridgeline District Overlay.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STATE OF VERMONT
DOUGLAS F. HEWITT
NO. 7479
CIVIL
LICENSED
PROFESSIONAL ENGINEER

SURVEY	DAS/DAW
DESIGNED	DFH
DRAWN	DAS
CHECKED	DFH
SCALE	AS SHOWN

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

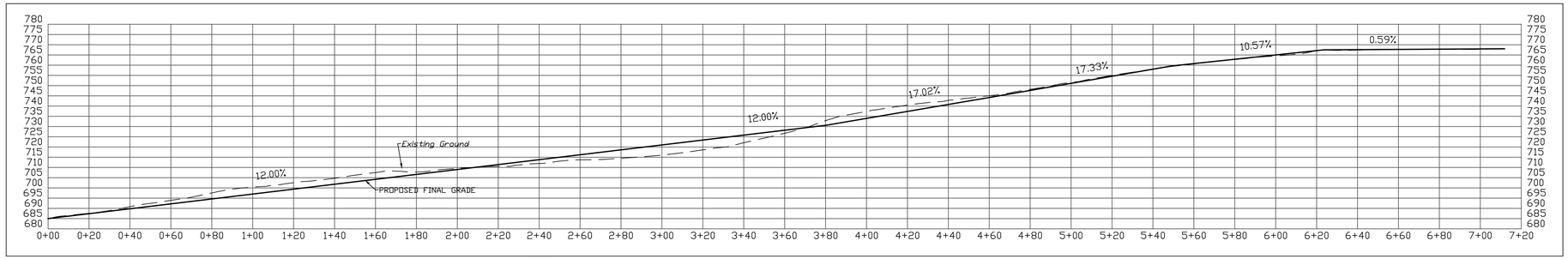
SITE PLAN

SCHLEIPMAN BELLE-ISLE PROPERTY

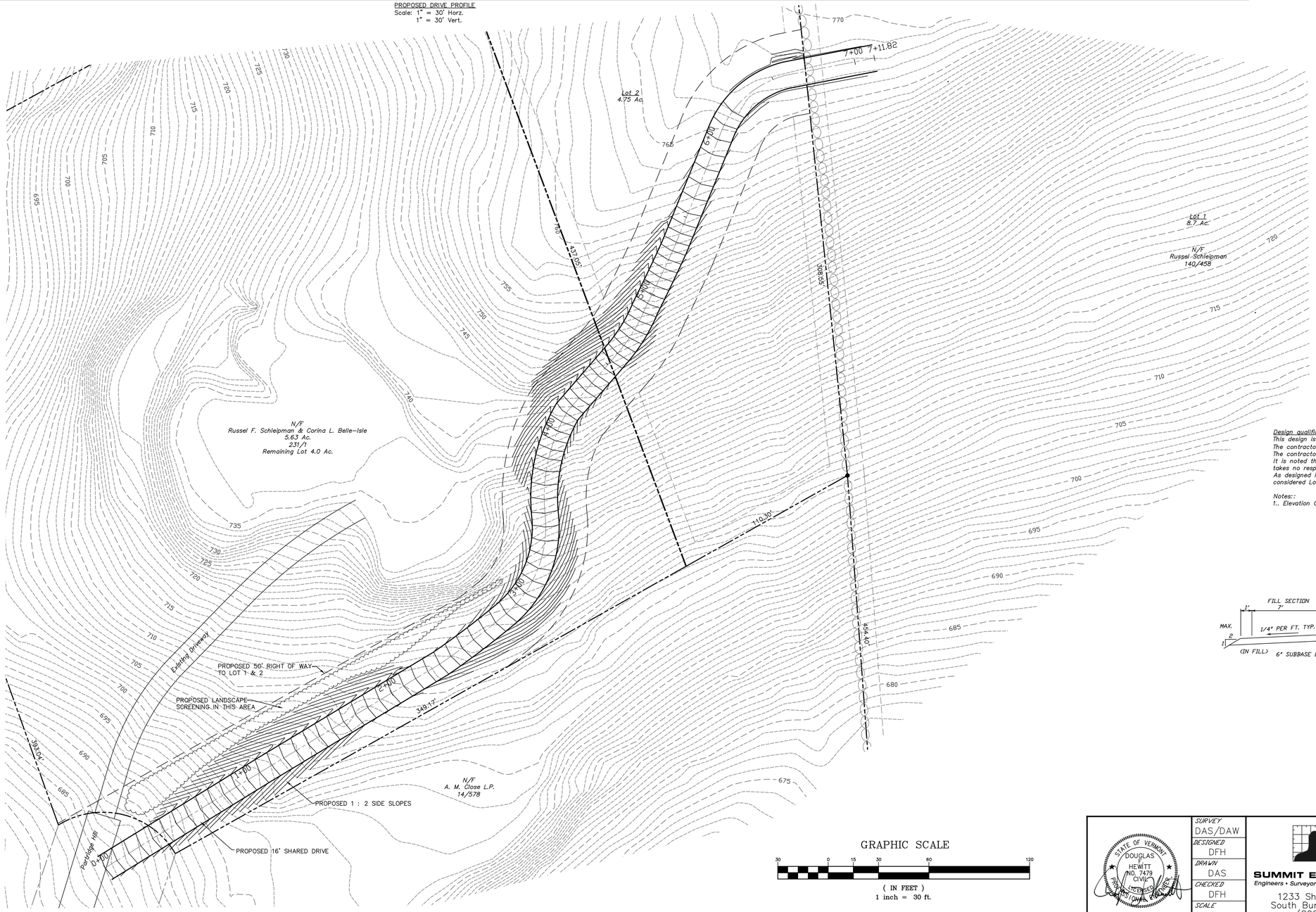
PARTRIDGE HILL
NORWICH, VERMONT

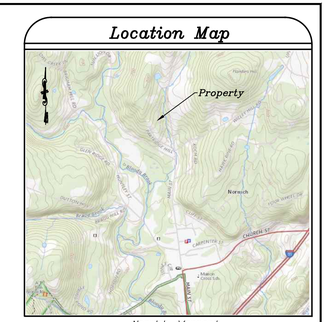
©

DATE	1-11-21
DRAWING NO.	S1
PROJECT NO.	8458



PROPOSED DRIVE PROFILE
Scale: 1" = 30' Horz.
1" = 30' Vert.





Legend

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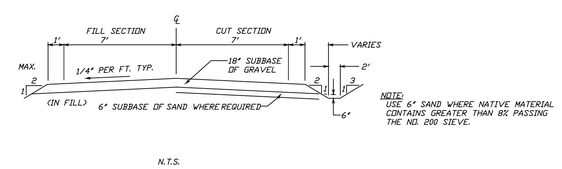
The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.
It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site.
As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-9010.

Notes::
1.. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.



N.T.S.

Owners of Record:
Russell P. Schleipman & Corina L. Belle-Isle
Vol.231 Pg. 1
5.63 Ac.

Owners of Record:
Russell P. Schleipman
Vol.140 Pg. 458
13.38 Ac.

STATE OF VERMONT
DOUGLAS F. HEWITT
NO. 7479
CIVIL
LICENSED PROFESSIONAL ENGINEER

SURVEY	DAS/DAW
DESIGNED	DFH
DRAWN	DAS
CHECKED	DFH
SCALE	AS SHOWN

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

DESIGN OF SHARED PRIVATE DRIVE

SCHLEIPMAN BELLE-ISLE PROPERTY

PARTRIDGE HILL
NORWICH, VERMONT

©

DATE	1-11-21
DRAWING NO.	S1
PROJECT NO.	8458

#58BSUB20 APPLICATION

December 16, 2020

SUBMISSION

TOWN OF NORWICH, VERMONT

APPLICATION FOR ZONING PERMIT

Owner(s): Russ Schleipman

Mail Address: 66 Partridge Hill Town Norwich ST VT Zip 05055

Day Phone: 802-296-1797 Eve Phone: same Email: russ@drinkcorinas.com

Applicant (If Different):_____

Mail Address: _____ Town _____ ST ____ Zip _____

Day Phone: _____ Eve Phone: _____ Email: _____

Description of Proposed Development: Subdivision of 00 Union Village Road, a 13.2 acre parcel into 2 parcel - 8 acre and 5 acre. Each parcel will have 1 dwelling.

Rural Residential Zoning District: RR VR I VR II VB C/I AQ

Street Address: 00 Union Village Road Tax Map Lot # 10 - 207.100 Lot Size: 13.2

Building Setbacks- Road Right-of-way: _____ Right Boundary: _____ Left _____ Rear _____

Size of Building(s)/Additions: Structure A: Width N/A Length N/A Height N/A

Structure B: Width N/A Length N/A Height N/A Area: Footprint of Structure A _____

Additional Footprint of Structure B (if any) _____ Total_____ # of Parking Spaces _____

Estimated Date of Completion: _____ Estimated Value $ _____ # of Bedrooms _____

****

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) Russ Schleipman Date 11/17/2020

****

Zoning Office Checklist:
- __ Flood Hazard Area
- __ Wetlands
- __ Septic Location
- __ Water Supply
- __ Parking
- __ Shoreline
- __ Aquifer Protection
- __ Permit Conditions
- __ Agricultural Exemption

Comments: _____

Additional Permits Required:
- ___ Subdivision
- ___ Conditional Use
- ___ Site Plan Review
- ___ Variance
- ___ PRD
- ___ Driveway Access
- ___ Wastewater

Fees:

Base Fee	$_____
Sq. Ft. x ___	$_____
# of Lots	$_____
Recording	$_____
Other _____	$_____
Total	$_____
Date Paid	_____
To Finance	_____

Action	**Dates**
Received	11/15/2020
Complete	
Granted	
Refused	
Posted at Site	
Appeal By	
Effective	
Expires	

Signature of Zoning Administrator _____ Date 12/16/2020

8/11 **Application/Permit #** 58BSUB20

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects

December 16, 2020

Rod Francis, Director of Planning and Zoning
Town of Norwich
300 Main Street
Norwich, VT 05055

Re: Russell Schleipman Application for Final Subdivision Approval

Rod:

With this letter are the following items to be included in the application for Final Subdivision and Boundary Line Adjustment of the properties owned by Russell Schleipman further described in his email correspondence with you in applying for a waiver of Preliminary Subdivision review dated 11/23/20 and submittal of an application for Zoning Permit dated 11/21/20. My preparation of these items is to provide Item 3. "A survey that conforms to the requirements found in table 2.2(B)" of the Norwich Subdivision Regulations, of your email correspondence with the Applicant dated 11/18/21.

Included in this submittal you will find:

- Subdivision/Boundary Line Adjustment Plat, dated 12/14/20
- Overall Site Plan, dated 12/10/20
- Design of Shared Private Drive, dated 12/10/20
- ANR Resource Atlas generated maps showing layers for Agricultural soils, Slope, Wetlands and streams.
- Sheets 1-5 of 5 of the Water/Wastewater designs by Hogg Hill design, dated 12/15/20

With respect to the Plan/Plat Mapping Requirements described in Table 2.2(B) I offer the following description of what is included:

Evaluation of resources identified in Section 3.3 (based on ANR Resource Atlas layers)

Building Envelopes – Shown on Site Plan as limited by the set backs from existing and proposed property lines (10') and stream (50').

Protection of wetlands, flood hazard areas and surface waters – There are no mapped wetlands, flood hazard areas located on the properties. The stream on Lot 1 will have a setback of 50'.

Protection of steep slopes – The lots created will involve development of areas in excess of 15% slope. Provisions will be included for future development in accordance with Town and State rules and regulations.

Protection of wildlife habitat and natural areas – There are no rare, threatened or endangered species identified on the parcels. There are no deer wintering areas identified on the parcels.

Protection of historic and cultural resources - The project consists of open field and forested areas. There are no significant structures, stone walls or cellar holes that would indicate prior historic or

cultural use that are going to be disturbed. There is an old sugarhouse that is unused. The planned impact to stone walls includes a 50-foot section to allow access to Lot 1.

A review of the state archives using the Online Resource Center search does not identify any structures or sites that would be affected by this subdivision.

Protection of farm land – The involved parcels are limited by slope and soils to have little or no value as farmland. The property has no mapped prime ag soils. Lot 1 has a portion mapped as statewide importance, greater than 15%.

Protection of forest resources – The involved parcels have no significant forest resources.

Other Plan/Plat Mapping Requirements (those not mentioned are included without explanation)

- Adjoining land uses are residential similar to what is proposed.
- The development proposed is within the Rural Residential zone (RR)and abuts the Village Residential zone (VR1) as shown on the Site and Survey maps. Portions of the parcels lie within the Ridgeline Overlay District.
- Existing contours from state published LiDAR are shown on the Site Plan. Proposed contours for the shared private roadway are shown on the Design of Shared Private Road. No further design or grading for the individual lots has been determined.
- There has been no Digital data specified by the Planning Office.
- Landscape screening is proposed for the proposed shared roadway is shown on the design plan.
- There are no proposed conservation buffers or easement areas.

If you have any questions, let me know,

Sincerely,

Doug Hewitt

Digitally signed December 16, 2020

Doug Hewitt, P.E.
Project Engineer

F:\PEADATA\PROJECT\8458\DRBLETTER1.DOCX

Rod Francis
Zoning Administrator
Town of Norwich
PO Box 376
Norwich, VT 05055

November 23, 2020

Mr. Francis:

Waiver Request for Subdivision Approval at 20-135.000 (421 Main St Norwich)

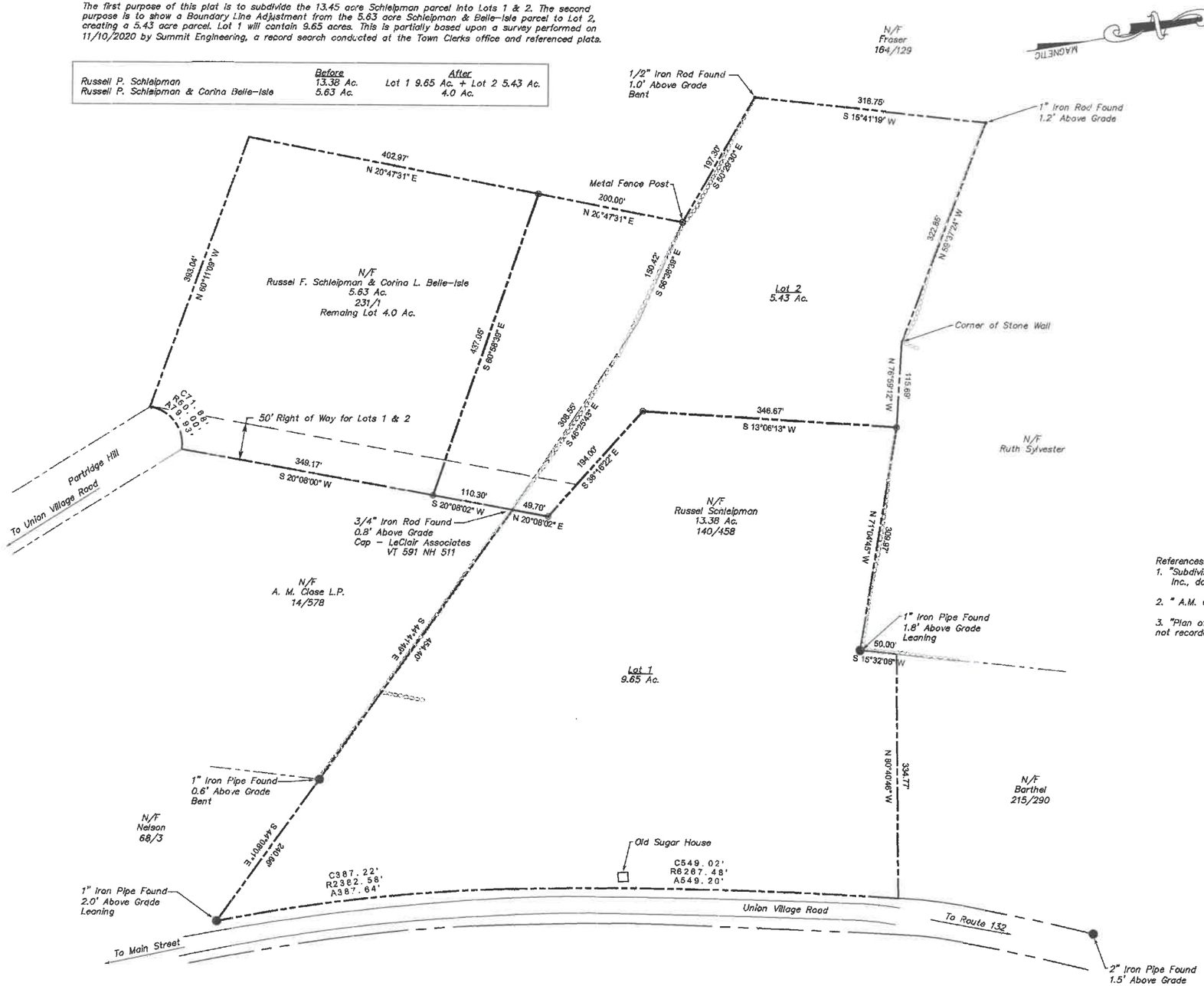
A waiver is requested under NSR Section 2.1 (C) to waive Preliminary Plan Review and hear this application under Final Plan Review. I believe this application and plan are complete including the required information for a **Final Hearing. A Subdivision Plat of the property dated [date]** by **[name of surveyor]** includes details of existing development on the newly created lot, additional property lines and remaining lot consisting of all conserved lands.

Thank you,

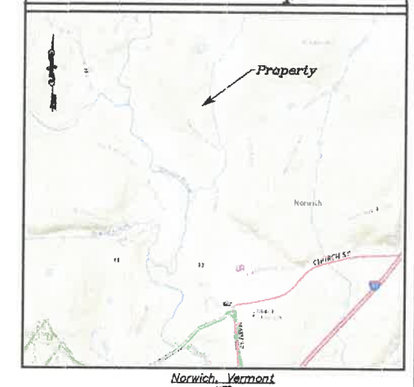
Russ Schleipman

The first purpose of this plat is to subdivide the 13.45 acre Schleipman parcel into Lots 1 & 2. The second purpose is to show a Boundary Line Adjustment from the 5.63 acre Schleipman & Belle-Isle parcel to Lot 2, creating a 5.43 acre parcel. Lot 1 will contain 9.65 acres. This is partially based upon a survey performed on 11/10/2020 by Summit Engineering, a record search conducted at the Town Clerks office and referenced plats.

	Before	After
Russell P. Schleipman	13.38 Ac.	Lot 1 9.65 Ac. + Lot 2 5.43 Ac.
Russell P. Schleipman & Corina Belle-Isle	5.63 Ac.	4.0 Ac.



Location Map



Norwich, Vermont
NTS

Legend

- Property Line
- Proposed Property Line
- Proposed Right of Way
- Stone Wall
- Pipe Found
- Iron Rod Found
- Metal Fence Post
- 3/4" Iron Pipe Set with Cap #568

References:

1. "Subdivision of Jessie Kendall Estate, Norwich, VT", by T & M Surveys Inc., dated August, 1987, slide 135B
2. " A.M. Close L.P.", by K.A. Leclair Assoc. Inc., dated 7/8/2002, slide 330A
3. "Plan of Lands of Frederick P. Schleipman", by A.B.S. Survey LLC., dated 6/6/2011, not recorded.

This is a correct survey, to the best of my knowledge, based upon the Town of Norwich land records and an EDM total station field survey performed in November, 2020.

It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.

The bearings shown on the property or tie lines on this plan are related to a magnetic bearing and are subject to change without notice. The bearings are shown only as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. further advises that lot lines set forth hereon be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purpose.

Underground utilities shown are approximate only and were depicted from surface features located, referenced plans and information from the City.

No issues related to zoning are addressed by this plat.
This plat is for the sole use of the parties certified to.
This plat meets the requirements of 27 VSA 1403.

Owners of Record:

Russell P. Schleipman & Corina L. Belle-Isle
Vol.231 Pg. 1
5.63 Ac.

Owners of Record:

Russell P. Schleipman
Vol.140 Pg. 458
13.38 Ac.

GRAPHIC SCALE

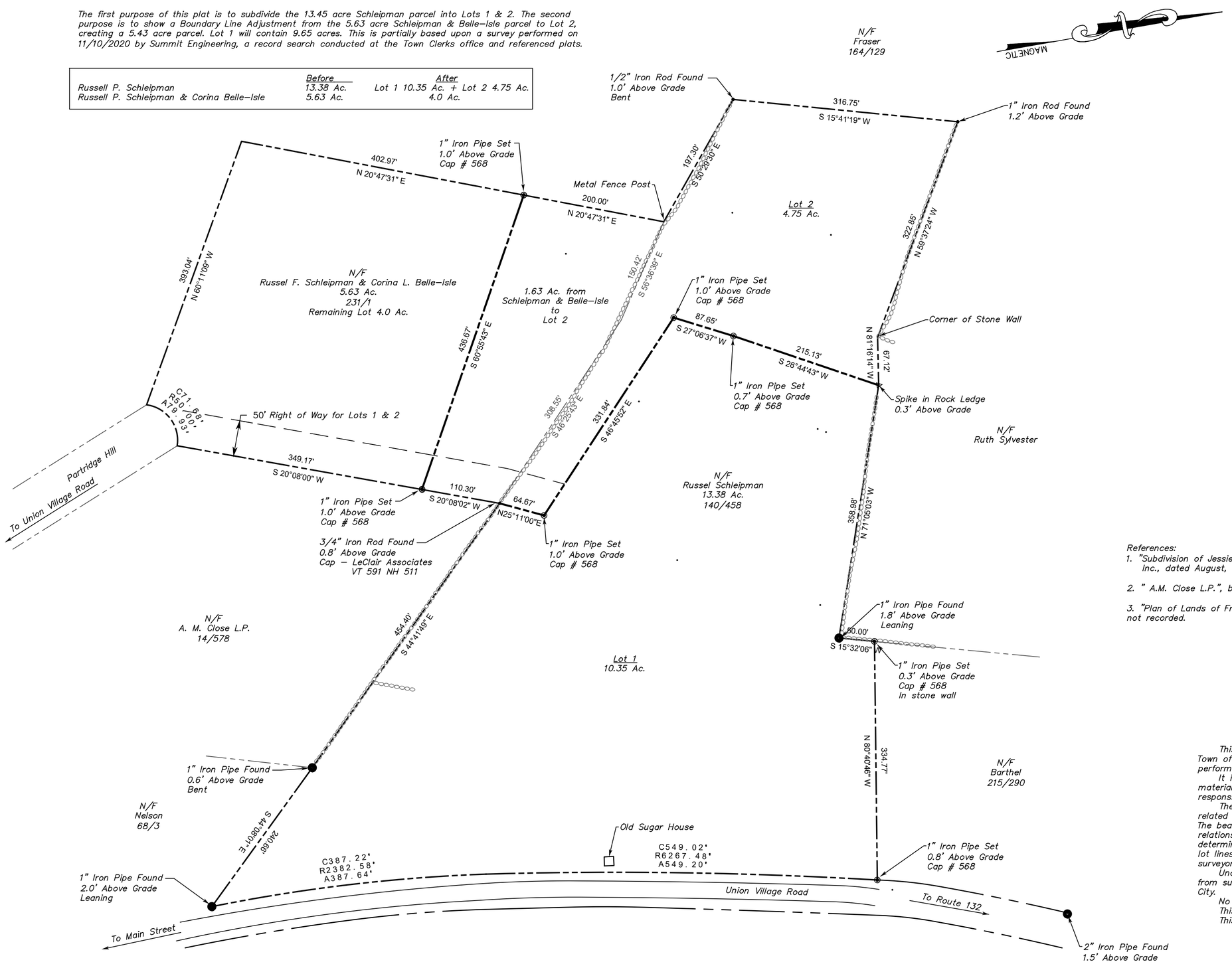
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

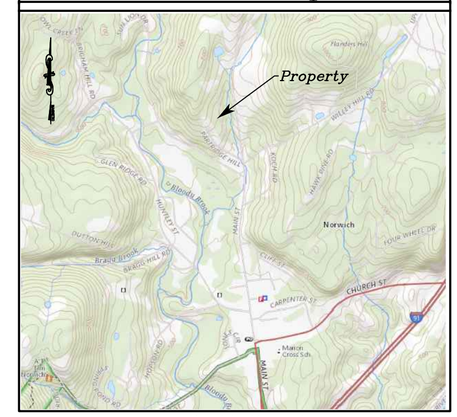
SURVEY DAS/DAW	SUMMIT ENGINEERING, INC. Engineers • Surveyors • Planners • Landscape Architects	BOUNDARY LINE ADJUSTMENT	DATE 11/10/20
DESIGNED XX	1233 Shelburne Road C2 South Burlington, VT 05403 (802) 658-5688	SCHLEIPMAN TO SCHLEIPMAN & BELLE-ISLE	DRAWING NO. B1
DRAWN DAS		UNION VILLAGE ROAD NORWICH, VERMONT	PROJECT NO. 8458
CHECKED LDY			
SCALE AS SHOWN			

The first purpose of this plat is to subdivide the 13.45 acre Schleipman parcel into Lots 1 & 2. The second purpose is to show a Boundary Line Adjustment from the 5.63 acre Schleipman & Belle–Isle parcel to Lot 2, creating a 5.43 acre parcel. Lot 1 will contain 9.65 acres. This is partially based upon a survey performed on 11/10/2020 by Summit Engineering, a record search conducted at the Town Clerks office and referenced plats.

	Before	After
Russell P. Schleipman	13.38 Ac.	Lot 1 10.35 Ac. + Lot 2 4.75 Ac.
Russell P. Schleipman & Corina Belle–Isle	5.63 Ac.	4.0 Ac.



Location Map



Norwich, Vermont
NTS

Legend

- Property Line
- Proposed Property Line
- Proposed Right of Way
- Stone Wall
- Pipe Found
- Iron Rod Found
- Metal Fence Post
- Spike
- 3/4" Iron Pipe Set with Cap #568

References:

1. "Subdivision of Jessie Kendall Estate, Norwich, VT", by T & M Surveys Inc., dated August, 1987, slide 136B
2. " A.M. Close L.P.", by K.A. Leclair Assoc. Inc., dated 7/8/2002, slide 330A
3. "Plan of Lands of Frederick P. Schleipman", by A.B.S. Survey LLC., dated 6/6/2011, not recorded.

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This plat is for the sole use of the parties certified to.
This plat meets the requirements of 27 VSA 1403.

Owners of Record:

Russell P. Schleipman & Corina L. Belle–Isle
Vol.231 Pg. 1
5.63 Ac.

Owners of Record:

Russell P. Schleipman
Vol.140 Pg. 458
13.38 Ac.

All lands of owner are in Zone RR (Rural Residential)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

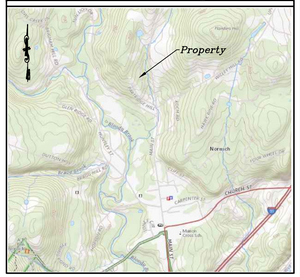
STATE OF VERMONT
LARRY D. YOUNG
No. 568
REGISTERED LAND SURVEYOR

SURVEY DAS/DAW	SUMMIT ENGINEERING, INC Engineers • Surveyors • Planners • Landscape Architects 1233 Shelburne Road C2 South Burlington, VT 05403 (802) 658–5588	SUBDIVISION PLAT	DATE 12/14/20
DESIGNED XX		SCHLEIPMAN TO SCHLEIPMAN & BELLE–ISLE	DRAWING NO. B1
DRAWN DAS		UNION VILLAGE ROAD NORWICH, VERMONT	PROJECT NO. 8458
CHECKED LDY			
SCALE AS SHOWN			

©

N/F
Ruth Sylvester

Location Map



Norwich, Vermont
NTS

Legend

- Property Line
- Proposed Property Line
- Proposed Right of Way
- Stone Wall
- Contour
- Contour Index
- Setbacks
- Zoning District
- PROPOSED CONTOUR
- PROPOSED LANDSCAPE SCREENING

Design qualification

This design is the best possible to meet existing town of Norwich standards and regulations.
The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.
The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.
It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site.
As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-9010.

Notes::
1.. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.

Owners of Record:

Russell P. Schleipman & Corina L. Belle-Isle
Vol.231 Pg. 1
5.63 Ac.

Owners of Record:

Russell P. Schleipman
Vol.140 Pg. 458
13.38 Ac.

All lands of owner are in Zone RR (Rural Residential)
Portions within the Ridgeline District Overlay.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STATE OF VERMONT
DOUGLAS F. HEWITT
NO. 7479
CIVIL
LICENSED
PROFESSIONAL ENGINEER

SURVEY	DAS/DAW
DESIGNED	DFH
DRAWN	DAS
CHECKED	DFH
SCALE	AS SHOWN

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

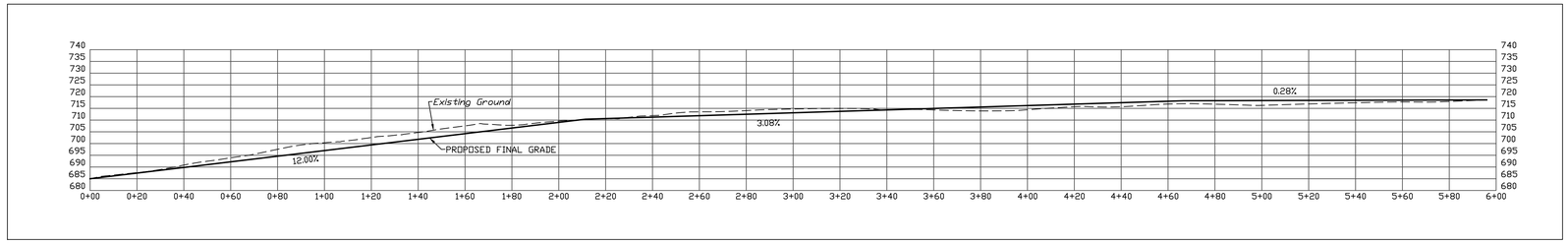
SITE PLAN

SCHLEIPMAN BELLE-ISLE PROPERTY

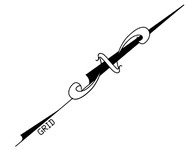
PARTRIDGE HILL
NORWICH, VERMONT

©

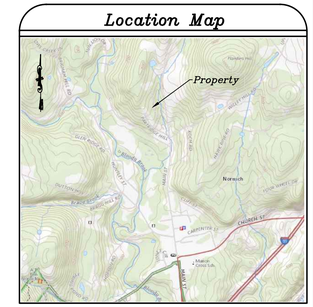
DATE	12-10-20
DRAWING NO.	S1
PROJECT NO.	8458



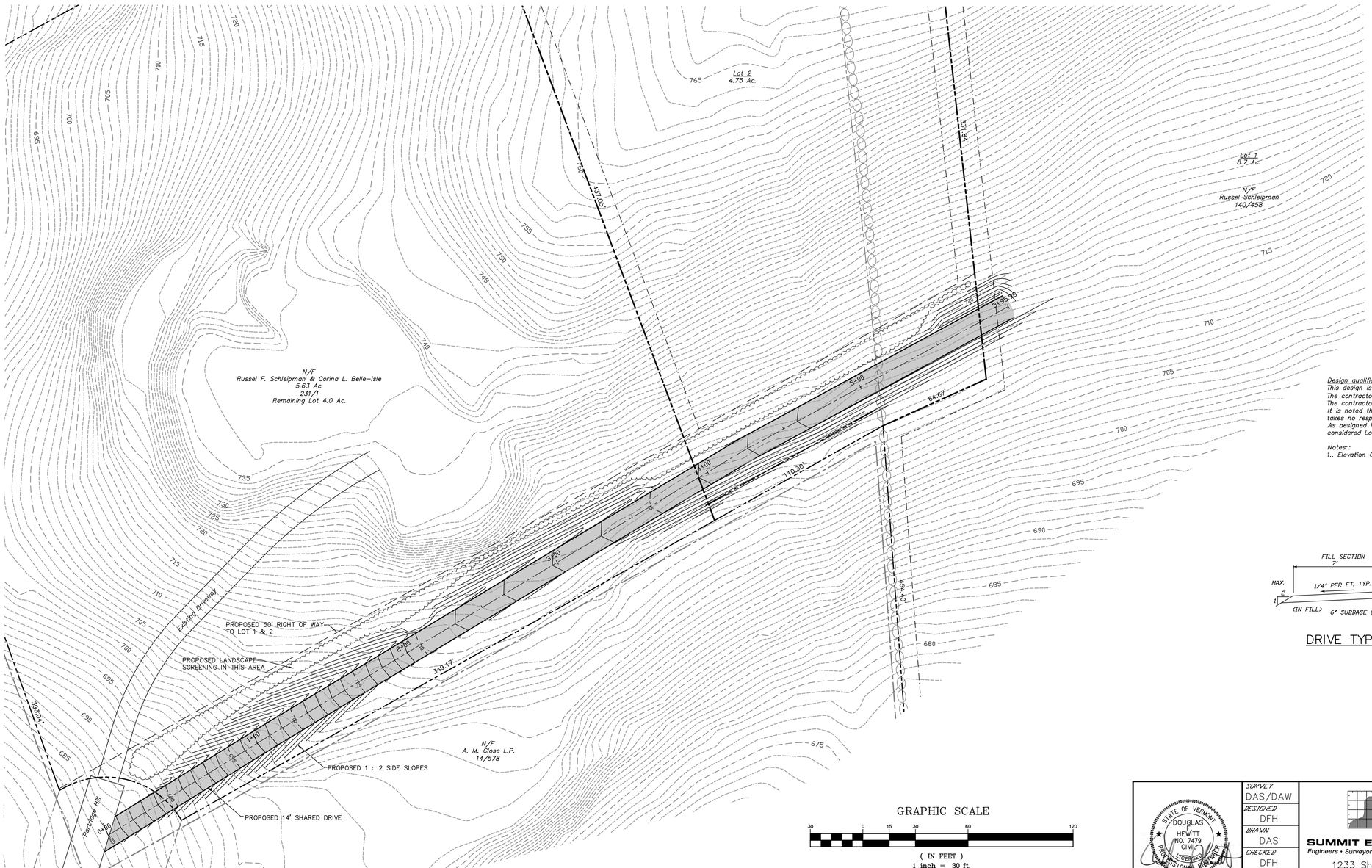
PROPOSED DRIVE PROFILE
Scale: 1" = 30' Horz.
1" = 30' Vert.



Location Map



Norwich, Vermont
NTS



Legend

- Property Line
- Proposed Property Line
- Proposed Right of Way
- Stone Wall
- Contour
- Contour Index
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- Zoning District
- PROPOSED CONTOUR
- PROPOSED LANDSCAPE SCREENING

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This design is the best possible to meet existing town of Norwich standards and regulations.
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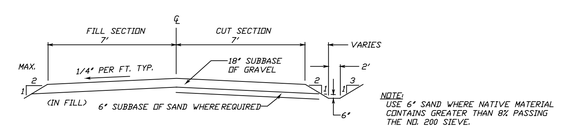
Notes::
1.. Elevation Control from LIDAR, confirmed in field and adjusted as necessary.



DRIVE TYPICAL SECTION
N.T.S.

Owners of Record:
Russell P. Schleipman & Corina L. Belle-Isle
Vol.231 Pg. 1
5.63 Ac.

Owners of Record:
Russell P. Schleipman
Vol.140 Pg. 458
13.38 Ac.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF VERMONT
DOUGLAS F. HEWITT
NO. 7479
CIVIL
LICENSED PROFESSIONAL ENGINEER

SURVEY	DAS/DAW
DESIGNED	DFH
DRAWN	DAS
CHECKED	DFH
SCALE	AS SHOWN

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

DESIGN OF SHARED PRIVATE DRIVE

SCHLEIPMAN BELLE-ISLE PROPERTY

PARTRIDGE HILL
NORWICH, VERMONT

DATE	12-10-20
DRAWING NO.	S1
PROJECT NO.	8458

©

Schleipman Subdivision Wetlands and Streams

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Habitat Data
- Chemistry Data
- Fish Assessment
  - No Assessment
  - Poor
  - Fair
  - Good
  - Very Good
  - Excellent
- Bug Assessment
  - No Assessment
  - Poor
  - Fair-Poor
  - Fair
  - Good-Fair
  - Good
  - Very Good-Good
  - Very Good
  - Excellent-Very Good
  - Excellent
- Vernal Pools Confirmed – AE/V
- Vernal Pools Unconfirmed – Al
- Wetland Projects
- Priority Waters List (Streams a
  - Part B (impaired TMDL not requirec
  - Part D (impaired with approved TMI
  - Part E (altered exotic species)
  - Part F (altered flow regulation)

NOTES

Map created using ANR's Natural Resources Atlas

293.0 0 146.00 293.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 481 Ft. 1cm = 58 Meters

© Vermont Agency of Natural Resources

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Schleipman Subdivision Prime Ag Soils

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Buffer

Wetlands Advisory Layer

Vermont Agricultural Onsite Mi

- Other
- 100 C Campground
- Adams Subdivision
- Airport Sand and Gravel
- Alburg Golf Links
- Allen Brook School Park
- Allen Road Land Co.
- Artists Residence
- Bakersfield Gravel Pit
- Bennington College Corp
- Birch Grove Crematorium

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)

NOTES

Map created using ANR's Natural Resources Atlas

293.0 0 146.00 293.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 481 Ft. 1cm = 58 Meters

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CONSTRUCTION INSPECTION

CONSTRUCTION OF SYSTEM SHALL BE INSPECTED AT IMPORTANT POINTS BY DESIGNER. THE FOLLOWING INSPECTIONS ARE REQUIRED:
1. INSPECTION OF PREPARED MOUND AREA BEFORE PLACEMENT OF MOUND SAND.
2. COMPLETED PRESBY SYSTEM BEFORE COVERING WITH REMAINING 3" OF SYSTEM SAND.
3. SEPTIC TANK AND SEWER LINES BEFORE BACKFILL
4. COMPLETED SYSTEM, BACKFILLED, SEEDED AND MULCHED.
CONTRACTOR TO DELIVER LETTER TO DESIGNER CERTIFYING THAT THE WASTEWATER SYSTEM HAS BEEN INSTALLED PER PLAN AND SPEC, STATING ANY DEVIATIONS. SAND GRADATIONS TO BE DELIVERED TO DESIGNER IN WRITING.
DESIGNER TO PROVIDE CERTIFICATION LETTER TO OWNER, FOR RECORDING IN THE TOWN LAND RECORDS, UPON COMPLETION, PER PERMIT CONDITIONS.

MOUND CONSTRUCTION PROCEDURE

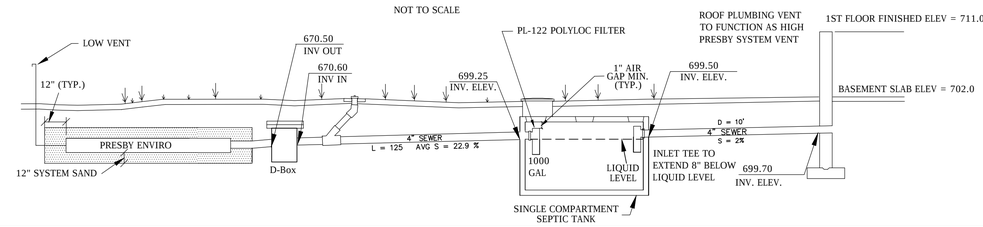
1. PLOW THE COMPLETE MOUND AREA BEFORE APPLICATION OF MOUND SAND.
2. EARTH MOVING EQUIPMENT SHALL NOT PASS OVER MOUND AREA UNTIL A MINIMUM OF 6" OF SAND HAS BEEN PLACED.
3. IF A SAMPLE OF SOIL FROM 9" BELOW EXISTING GRADE CAN EASILY BE ROLLED INTO A WIRE, MOISTURE CONTENT IS TOO HIGH TO PROCEED WITH MOUND CONSTRUCTION.
4. GRADE CAREFULLY UPHILL OF MOUND TO AVOID LOW SPOTS THAT COULD HOLD RUNOFF. CONSTRUCT SURFACE WATER DIVERSION DITCH UPHILL OF MOUND.

PLAN NOTES

1. THIS PLAN IS NOT A BOUNDARY SURVEY. DO NOT USE THIS BOUNDARY INFORMATION AS A PROPERTY SURVEY.
2. ELEVATION DATUM WAS ASSUMED ON SITE. BENCH MARKS ARE SHOWN ON PLAN AND SERVES AS AN ELEVATION REFERENCE.
3. 4 BEDROOM RESIDENCE IS PROPOSED. LOT IS CURRENTLY UNDEVELOPED.
4. THIS PLAN IS FOR THE PURPOSE OF WATER AND WASTE WATER PERMITTING. USE OF THE PLAN FOR ANY OTHER PURPOSE IS NOT INTENDED OR ADVISED. DETAILED DESIGN OF ROAD AND SITE IMPROVEMENTS ARE BEYOND THE SCOPE OF THIS PLAN. IT IS IMPORTANT THAT ADDITIONAL DESIGN BE COORDINATED WITH PROVISIONS OF THE WATER-WASTE WATER PERMIT TO INSURE COMPLIANCE WITH THAT PERMIT.
5. EROSION CONTROL PROCEDURES TO BE IN CONFORMANCE WITH VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL. VEGETATATION TO BE RE-ESTABLISHED IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.

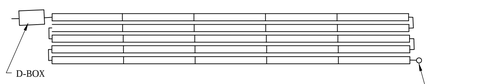
PROFILE OF DISPOSAL SYSTEM

NOT TO SCALE



OWNER MAINTENANCE PROCEDURES:
1. CLEAN EFFLUENT FILTER ONCE TO TWICE PER YEAR BY HOSING IT OFF OVER THE SEPTIC TANK. ALLOWING FILTER TO PLUG WILL CAUSE BACKUPS AND STOP NECESSARY AIR VENTILATION FLOW. LACK OF VENTILATION COULD FAIL THE MOUND SYSTEM PRE-MATURELY.
2. HAVE A SEPTIC TANK PUMPING CONTRACTOR PUMP AND CLEAN SEPTIC TANK EVERY 3 YEARS OR WHEN SLUDGE DEPTH EXCEEDS 40% OF THE TANK DEPTH, WHICH EVER COMES FIRST.
3. NEVER INTRODUCE TOXIC WASTES, EXCESSIVE ANTI BACTERIAL AGENTS, WATER SOFTENER BACKWASH, OR EXCESSIVE VOLUMES OF WATER INTO THE SYSTEM.
4. MOUND SYSTEM SHOULD BE CHECKED ONCE PER YEAR FOR ANY WETNESS IN THE AREA BELOW THE MOUND. MOW MOUND MINIMUM ONCE PER YEAR, DO NOT ALLOW BRUSH TO GROW ON OR WITHIN 10' OF MOUND TOES.
5. CHECK GRADING FOR POSITIVE DRAINAGE. WATER SHOULD NOT PUDDLE ON OR NEAR THE MOUND.
6. CHECK LOW VENT. MAKE SURE IT IS CONNECTED TO THE SYSTEM AND THE INLET IS CLEAR.

System Slope 20.0%	PRESBY ENVIRO-SEPTIC ELEVATIONS				Existing Slope 20.0%
	EXISTING GRADE	BOT. SYS. SAND	BOT. PRESBY	TOP SYS SAND	FINISH GRADE
1ST	668.00	668.75	669.75	671.25	671.58
2ND	667.70	668.45	669.45	670.95	671.28
3RD	667.40	668.15	669.15	670.65	670.98
4TH	667.10	667.85	668.85	670.35	670.68
5TH	666.80	667.55	668.55	670.05	670.38



PIPING PLAN

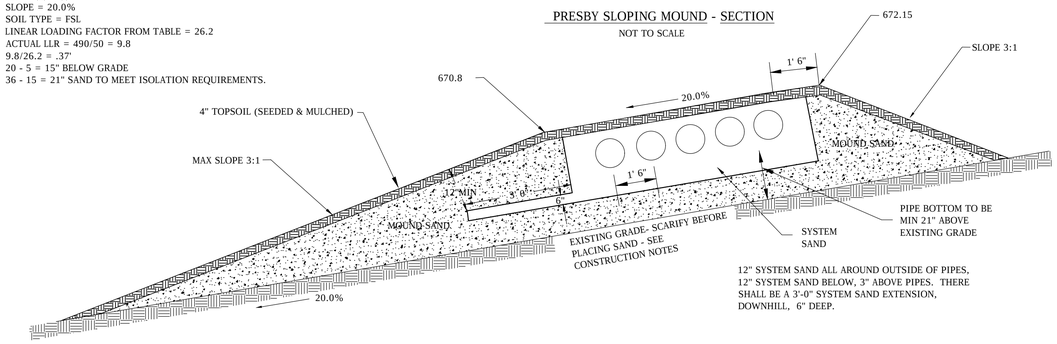
0 10 20 30

SCALE 1" = 10'

PERFORMANCED BASED SYSTEM: DESKTOP MOUNDING ANALYSIS
LLR = (h) * (f)
SLOPE = 20.0%
SOIL TYPE = FSL
LINEAR LOADING FACTOR FROM TABLE = 26.2
ACTUAL LLR = 490/50 = 9.8
9.8/26.2 = .37'
20 - 5 = 15" BELOW GRADE
36 - 15 = 21" SAND TO MEET ISOLATION REQUIREMENTS.

PRESBY SLOPING MOUND - SECTION

NOT TO SCALE

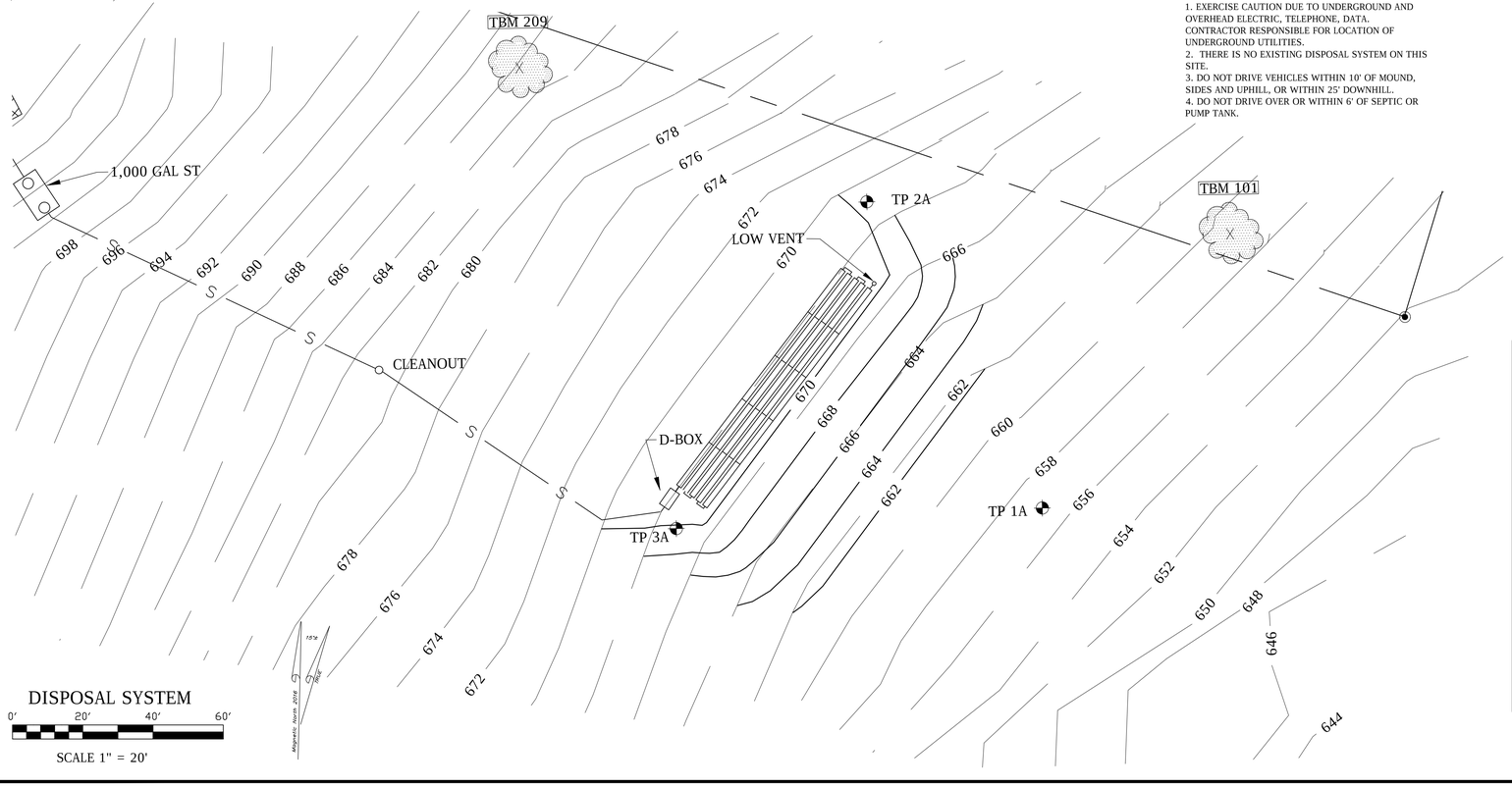


12" SYSTEM SAND ALL AROUND OUTSIDE OF PIPES, 12" SYSTEM SAND BELOW, 3" ABOVE PIPES. THERE SHALL BE A 3'-0" SYSTEM SAND EXTENSION, DOWNHILL, 6" DEEP.

CONSTRUCTION NOTES

1. EXERCISE CAUTION DUE TO UNDERGROUND AND OVERHEAD ELECTRIC, TELEPHONE, DATA. CONTRACTOR RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES.
2. THERE IS NO EXISTING DISPOSAL SYSTEM ON THIS SITE.
3. DO NOT DRIVE VEHICLES WITHIN 10' OF MOUND, SIDES AND UPHILL, OR WITHIN 25' DOWNHILL.
4. DO NOT DRIVE OVER OR WITHIN 6' OF SEPTIC OR PUMP TANK.

SURVEY CONTROL POINTS		
TBM #	DESCRIPTION	ELEVATION
101	28" W. PINE	659.38
209	24" ASH	685.75



DISPOSAL SYSTEM

0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

Property Line
Building
Existing Contour
New Contour
Drainage
Sewer
Culvert
Septic system area
Well area
Water Line
Sewer
Overhead Power
Utility Pole
Bypass vent
Tree or bush
Test Pit
Perc Test
Survey control point

PLAN LOT 1
SHEET 1 OF 5

SYSTEM SPECIFICATIONS

1. SEWER LINE SHALL BE 4" SDR 35 PIPE WITH GASKETS AND COMPATIBLE GASKETED FITTINGS. SCH 40 PVC WITH GLUED JOINTS MAY ALSO BE USED.
2. SEPTIC TANK SHALL BE NEW PRECAST TANK 1,000 GAL, OUTLET TO BE EQUIPPED WITH PL-122 POLYLOC OUTLET FILTER. INLET PIPE BAFFLE SHALL PENETRATE LIQUID 8". SECURE BAFFLES TO PIPES WITH STAINLESS SCREWS. ALL ACCESS HATCHES TO BE CHILD PROOF, AIRTIGHT GASKETTED COVERS AT LEAST 24" IN DIAMETER. INLET AND OUTLETS SHALL HAVE WATER PROOF PIPING CONNECTIONS. A PLASTIC TANK IS AN ACCEPTABLE ALTERNATIVE.
3. D-BOX TO BE A HDPE 9 HOLE TUFF TITE MODEL 9HHD2, OR EQUAL. LINES OUT SHALL HAVE FLOW EQUALIZERS, DIAL A FLOW, OR EQUAL. D-BOX MUST HAVE RUBBER BOOTS OR LOW PRESSURE SEALS TO INSURE A WATER TIGHT PIPE LINE CONNECTION, INLET AND OUTLETS.
4. SYSTEM SAND SHALL MEET PRESBY SPECIFICATIONS, MOUND SAND, VERMONT SPECIFICATION, SEE DETAILS SHEET.
5. DISTRIBUTION PIPING TO BE PRESBY ENVIRO PIPE, AVAILABLE FROM L.E. WEED AND OTHER SOURCES. ENVIRO PIPING TO BE LAID LEVEL AT GRADES SHOWN IN ELEVATION TABLE. PRESBY SYSTEM TO BE VENTED PER PRESBY MANUAL AND THIS DRAWING. LOW VENT INSTALLED AT END OF PRESBYS. HOUSE PLUMBING STACK SHALL BE HIGH SYSTEM VENT VIA SEPTIC TANK.
6. TOPSOIL TO BE LOAM WITH ROCKS NO LARGER THAN 1"
7. SEEDING AND MULCHING TO BE ADEQUATE TO ESTABLISH GRASS GROWTH AND TO PREVENT EROSION OF THE TOPSOIL SURFACE BEFORE GROWTH IS ESTABLISHED. USE EROSION CONTROL FABRIC IF NECESSARY TO PREVENT EROSION.

DESIGN CRITERIA

PROPOSED 4 BEDROOM RESIDENCE.
DAILY FLOW = (3 X 140) + 70 = 490 GAL/DAY
FSL - SG - GR
EXISTING SLOPE = 20%
SYSTEM SLOPE = 20.0%
USE PRESBY ENVIRO MOUND, GRAVITY.
USE SPACING = 1' 6" O.C.
LENGTH OF TUBES REQ = 245' TABLE A
USE 5 LINES 50' LONG = 250 LF
TABLE B - MIN SAND AREA = 490 SF
USE 52 X 12 = 624 SF SAND (OK)
SEPTIC TANK - 1,000 GAL PRECAST
NO GARBAGE DISPOSAL OR WATER SOFTENER ALLOWED.

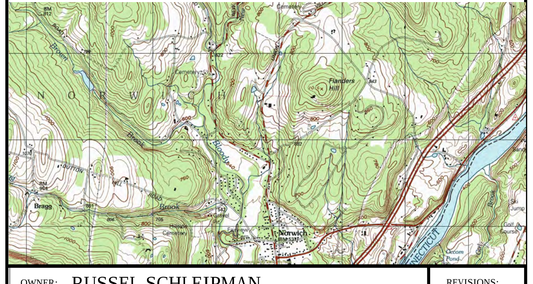
CONSTRUCTION CERTIFICATION

1-311 (b) SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF A POTABLE WATER AND WASTEWATER DISPOSAL SYSTEM AND PRIOR TO THE USE AND OPERATION.. INSTALLER OR DESIGNER.... TO SUBMIT A SIGNED DATED INSTALLATION CERTIFICATE STATING:
"I HEREBY CERTIFY THAT IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT THE INSTALLATION-RELATED INFORMATION SUBMITTED IS TRUE AND CORRECT AND THAT THE POTABLE WATER SUPPLY AND WASTEWATER SYSTEM WERE INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN (OR RECORD DRAWINGS) AND ALL PERMIT CONDITIONS....."
(f) SEE PERMIT FOR INSPECTION REQUIRED - BY DESIGNER OR INSTALLER. DESIGNER REQUIRED IF RECORD DRAWINGS ARE NEEEDED.
SEE "CONSTRUCTION INSPECTION" SECTION, THIS SHEET. PROGRESS INSPECTIONS REQUIRED, BY PERMIT.

PLAN PREPARED BY:

CHRISTOPHER C. LEISTER LIC #554

12-15-20
DATE



OWNER: RUSSEL SCHLEIPMAN

TAX ID: 10-207-100 BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

REVISIONS:
1.
2.
3.
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5.

HOGG HILL
DESIGN, L.L.C.

NEW HAMPSHIRE DESIGNERS LICENSE #1674

PO BOX 525
BETHEL, VT 05032
hogghilldesign@gmail.com 802-431-0502

VERMONT DESIGNERS LICENSE # 554

CONSTRUCTION INSPECTION

CONSTRUCTION OF SYSTEM SHALL BE INSPECTED AT IMPORTANT POINTS BY DESIGNER. THE FOLLOWING INSPECTIONS ARE REQUIRED:
1. INSPECTION OF PREPARED MOUND AREA BEFORE PLACEMENT OF MOUND SAND.
2. COMPLETED PRESBY SYSTEM BEFORE COVERING WITH REMAINING 3" OF SYSTEM SAND.
3. SEPTIC TANK AND SEWER LINES BEFORE BACKFILL
4. COMPLETED SYSTEM, BACKFILLED, SEEDED AND MULCHED.
CONTRACTOR TO DELIVER LETTER TO DESIGNER CERTIFYING THAT THE WASTEWATER SYSTEM HAS BEEN INSTALLED PER PLAN AND SPEC, STATING ANY DEVIATIONS. SAND GRADATIONS TO BE DELIVERED TO DESIGNER IN WRITING.
DESIGNER TO PROVIDE CERTIFICATION LETTER TO OWNER, FOR RECORDING IN THE TOWN LAND RECORDS, UPON COMPLETION, PER PERMIT CONDITIONS.

MOUND CONSTRUCTION PROCEDURE

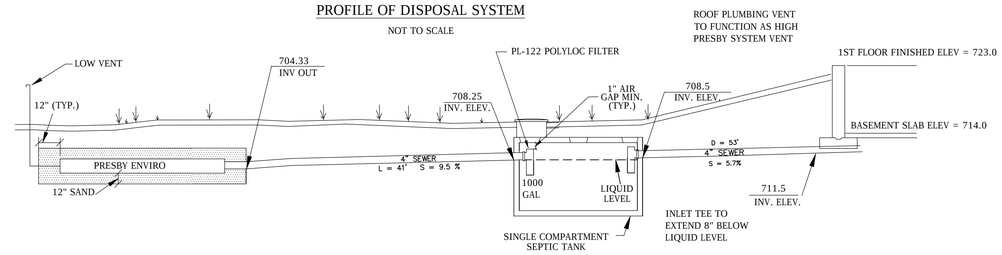
1. PLOW THE COMPLETE MOUND AREA BEFORE APPLICATION OF MOUND SAND.
2. EARTH MOVING EQUIPMENT SHALL NOT PASS OVER MOUND AREA UNTIL A MINIMUM OF 6" OF SAND HAS BEEN PLACED.
3. IF A SAMPLE OF SOIL FROM 9" BELOW EXISTING GRADE CAN EASILY BE ROLLED INTO A WIRE, MOISTURE CONTENT IS TOO HIGH TO PROCEED WITH MOUND CONSTRUCTION.
4. GRADE CAREFULLY UPHILL OF MOUND TO AVOID LOW SPOTS THAT COULD HOLD RUNOFF. CONSTRUCT SURFACE WATER DIVERSION DITCH UPHILL OF MOUND.

PLAN NOTES

1. THIS PLAN IS NOT A BOUNDARY SURVEY. DO NOT USE THIS BOUNDARY INFORMATION AS A PROPERTY SURVEY.
2. ELEVATION DATUM WAS ASSUMED ON SITE. BENCH MARKS ARE SHOWN ON PLAN AND SERVES AS AN ELEVATION REFERENCE.
3. 4 BEDROOM RESIDENCE IS PROPOSED. LOT IS CURRENTLY UNDEVELOPED.
4. THIS PLAN IS FOR THE PURPOSE OF WATER AND WASTE WATER PERMITTING. USE OF THE PLAN FOR ANY OTHER PURPOSE IS NOT INTENDED OR ADVISED. DETAILED DESIGN OF ROAD AND SITE IMPROVEMENTS ARE BEYOND THE SCOPE OF THIS PLAN. IT IS IMPORTANT THAT ADDITIONAL DESIGN BE COORDINATED WITH PROVISIONS OF THE WATER-WASTE WATER PERMIT TO INSURE COMPLIANCE WITH THAT PERMIT.
5. EROSION CONTROL PROCEDURES TO BE IN CONFORMANCE WITH VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL. VEGETATATION TO BE RE-ESTABLISHED IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.

PROFILE OF DISPOSAL SYSTEM

NOT TO SCALE



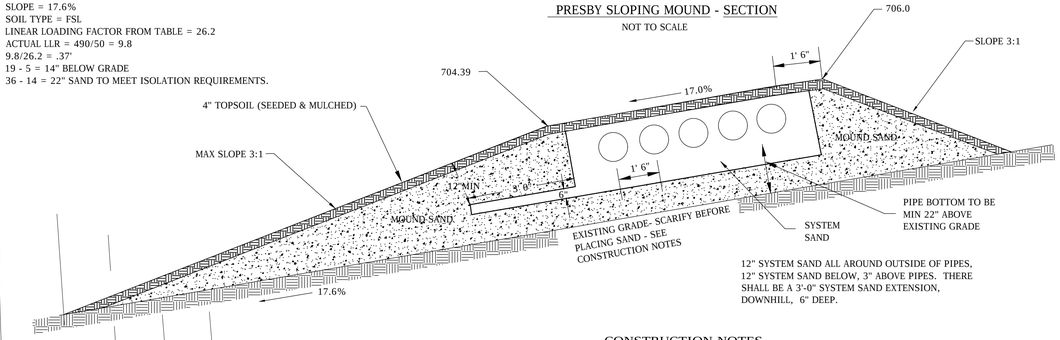
OWNER MAINTENANCE PROCEDURES:
1. CLEAN EFFLUENT FILTER ONCE TO TWICE PER YEAR BY HOSING IT OFF OVER THE SEPTIC TANK. ALLOWING FILTER TO PLUG WILL CAUSE BACKUPS AND STOP NECESSARY AIR VENTILATION FLOW. LACK OF VENTILATION COULD FAIL THE MOUND SYSTEM PRE-MATURELY.
2. HAVE A SEPTIC TANK PUMPING CONTRACTOR PUMP AND CLEAN SEPTIC TANK EVERY 3 YEARS OR WHEN SLUDGE DEPTH EXCEEDS 40% OF THE TANK DEPTH, WHICH EVER COMES FIRST.
3. NEVER INTRODUCE TOXIC WASTES, EXCESSIVE ANTI BACTERIAL AGENTS, WATER SOFTENER BACKWASH, OR EXCESSIVE VOLUMES OF WATER INTO THE SYSTEM.
4. MOUND SYSTEM SHOULD BE CHECKED ONCE PER YEAR FOR ANY WETNESS IN THE AREA BELOW THE MOUND. MOW MOUND MINIMUM ONCE PER YEAR, DO NOT ALLOW BRUSH TO GROW ON OR WITHIN 10' OF MOUND TOES.
5. CHECK GRADING FOR POSITIVE DRAINAGE. WATER SHOULD NOT PUDDLE ON OR NEAR THE MOUND.
6. CHECK LOW VENT. MAKE SURE IT IS CONNECTED TO THE SYSTEM AND THE INLET IS CLEAR.

System Slope 17.0%	PRESBY ENVIRO-SEPTIC ELEVATIONS				Existing Slope 17.6%
	EXISTING GRADE	BOT. SYS. SAND	BOT. PRESBY	TOP SYS SAND	FINISH GRADE
1ST	702.00	702.83	703.83	705.33	705.66
2ND	701.74	702.58	703.58	705.08	705.41
3RD	701.47	702.32	703.32	704.82	705.15
4TH	701.21	702.07	703.07	704.57	704.90
5TH	700.94	701.81	702.81	704.31	704.64

PERFORMANCED BASED SYSTEM: DESKTOP MOUNDING ANALYSIS
LLR = (h) * (f)
SLOPE = 17.6%
SOIL TYPE = FSL
LINEAR LOADING FACTOR FROM TABLE = 26.2
ACTUAL LLR = 490/50 = 9.8
9.8/26.2 = .37'
19 - 5 = 14" BELOW GRADE
36 - 14 = 22" SAND TO MEET ISOLATION REQUIREMENTS.

PRESBY SLOPING MOUND - SECTION

NOT TO SCALE



12" SYSTEM SAND ALL AROUND OUTSIDE OF PIPES, 12" SYSTEM SAND BELOW, 3" ABOVE PIPES. THERE SHALL BE A 3'-0" SYSTEM SAND EXTENSION, DOWNHILL, 6" DEEP.

CONSTRUCTION NOTES

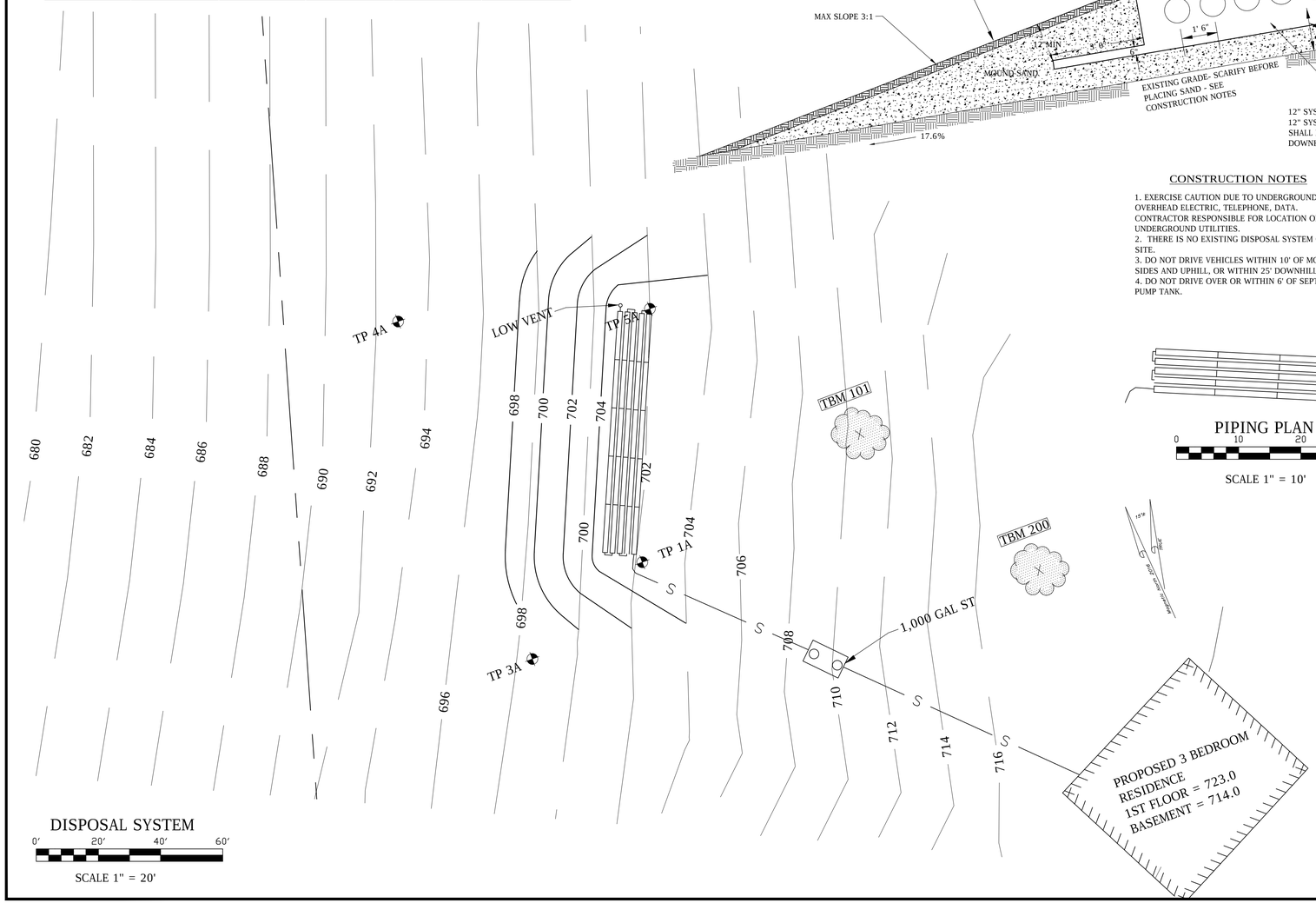
1. EXERCISE CAUTION DUE TO UNDERGROUND AND OVERHEAD ELECTRIC, TELEPHONE, DATA. CONTRACTOR RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES.
2. THERE IS NO EXISTING DISPOSAL SYSTEM ON THIS SITE.
3. DO NOT DRIVE VEHICLES WITHIN 10' OF MOUND, SIDES AND UPHILL, OR WITHIN 25' DOWNHILL.
4. DO NOT DRIVE OVER OR WITHIN 6' OF SEPTIC OR PUMP TANK.

SURVEY CONTROL POINTS		
TBM #	DESCRIPTION	ELEVATION
101	19" OAK	710.50
200	28" OAK	718.69

PIPING PLAN

0 10 20 30

SCALE 1" = 10'



DISPOSAL SYSTEM

0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

Property Line
Building
Existing Contour — 250
New Contour — 250
Drainage
Sewer — SEWER — SEWER
Culvert
Septic system area — SEPTIC — SEPTIC
Well area — WELL — WELL
Water Line — WATER — WATER
Sewer — SEWER — SEWER
Overhead Power — OHP — OHP
Utility Pole
Bypass vent — BYPASS — BYPASS
Tree or bush
Test Pit
Perc Test
Survey control point — SP-107

SYSTEM SPECIFICATIONS

1. SEWER LINE SHALL BE 4" SDR 35 PIPE WITH GASKETS AND COMPATIBLE GASKETED FITTINGS. SCH 40 PVC WITH GLUED JOINTS MAY ALSO BE USED.
2. SEPTIC TANK SHALL BE NEW PRECAST TANK 1,000 GAL, OUTLET TO BE EQUIPPED WITH PL-122 POLYLOC OUTLET FILTER. INLET PIPE BAFFLE SHALL PENETRATE LIQUID 8". SECURE BAFFLES TO PIPES WITH STAINLESS SCREWS. ALL ACCESS HATCHES TO BE CHILD PROOF, AIRTIGHT GASKETTED COVERS AT LEAST 24" IN DIAMETER. INLET AND OUTLETS SHALL HAVE WATER PROOF PIPING CONNECTIONS. A PLASTIC TANK IS AN ACCEPTABLE ALTERNATIVE.
3. D-BOX NOT NEEDED FOR THIS SYSTEM.
4. SYSTEM SAND SHALL MEET PRESBY SPECIFICATIONS, MOUND SAND, VERMONT SPECIFICATION, SEE DETAILS SHEET.
5. DISTRIBUTION PIPING TO BE PRESBY ENVIRO PIPE, AVAILABLE FROM L.E. WEED AND OTHER SOURCES. ENVIRO PIPING TO BE LAID LEVEL AT GRADES SHOWN IN ELEVATION TABLE. PRESBY SYSTEM TO BE VENTED PER PRESBY MANUAL AND THIS DRAWING. LOW VENT INSTALLED AT THE END OF PRESBYS. HOUSE PLUMBING STACK SHALL BE HIGH SYSTEM VENT VIA SEPTIC TANK.
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DESIGN CRITERIA

PROPOSED 4 BEDROOM RESIDENCE.
DAILY FLOW = (3 X 140) + 70 = 490 GAL/DAY
FSL - SG - GR
EXISTING SLOPE = 17.6%
SYSTEM SLOPE = 17%
USE PRESBY ENVIRO MOUND, GRAVITY.
USE SPACING = 1' 6" O.C.
LENGTH OF TUBES REQ = 245' TABLE A
USE 5 LINES 50' LONG = 250 LF
TABLE B - MIN SAND AREA = 490 SF
USE 52 X 12 = 624 SF SAND (OK)
SEPTIC TANK - 1,000 GAL PRECAST
NO GARBAGE DISPOSAL OR WATER SOFTENER ALLOWED.

CONSTRUCTION CERTIFICATION

1-311 (b) SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF A POTABLE WATER AND WASTEWATER DISPOSAL SYSTEM AND PRIOR TO THE USE AND OPERATION.. INSTALLER OR DESIGNER.... TO SUBMIT A SIGNED DATED INSTALLATION CERTIFICATE STATING:
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PLAN PREPARED BY:

CHRISTOPHER C. LEISTER LIC #554

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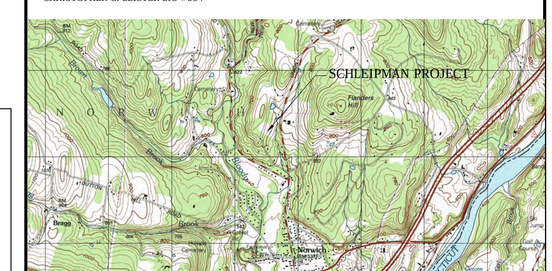
DATE



OWNER: RUSSEL SCHLEIPMAN

TAX ID: 10-207-100 BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

REVISIONS:
1.
2.
3.
4.
5.

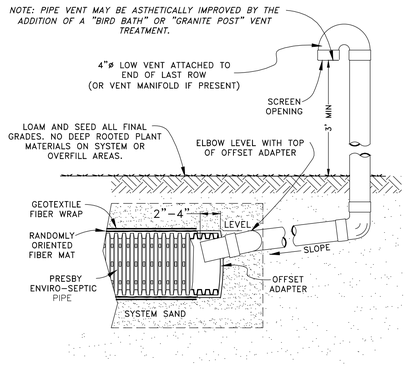
PLAN LOT 2
SHEET 2 OF 5

HOGG HILL
DESIGN, L.L.C.

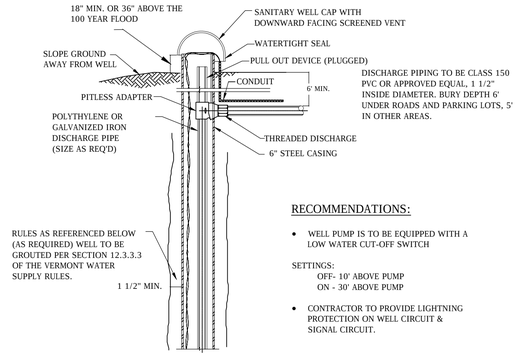
NEW HAMPSHIRE DESIGNERS LICENSE #1674

PO BOX 525
BETHEL, VT 05032
hogghilldesign@gmail.com 802-431-0502

VERMONT DESIGNERS LICENSE # 554



LOW VENT DETAIL



RECOMMENDATIONS:

- WELL PUMP IS TO BE EQUIPPED WITH A LOW WATER CUT-OFF SWITCH

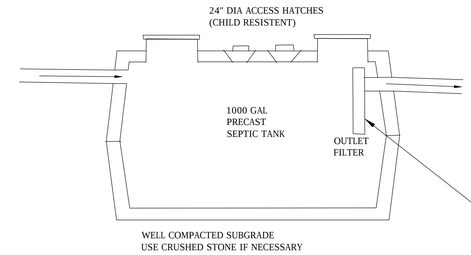
SETTINGS:
OFF- 10' ABOVE PUMP
ON - 30' ABOVE PUMP

- CONTRACTOR TO PROVIDE LIGHTNING PROTECTION ON WELL CIRCUIT & SIGNAL CIRCUIT.

DRILLED BEDROCK WELL
N.T.S

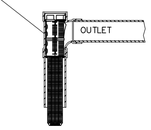
SUBJECT TO MIN. CONSTRUCTION STANDARDS AS SET FORTH IN THE VERMONT WATER SUPPLY RULES CHAPTER 21 PART 12 (EFFECTIVE 4/19).

NOTES:
1. INSTALL A PL-122 POLYLOK OUTLET FILTER (OR EQUAL)
2. SEE PROFILE FOR ELEVATIONS
3. ASSURE THAT EXISTING TANK IS SET LEVEL. IF NOT LEVEL, RESET.
4. FINISH GRADE OVER TANK FOR WATER TO DRAIN AWAY FROM TANK HATCHES. DO NOT ALLOW SURFACE WATER TO DRAIN INTO TANK.



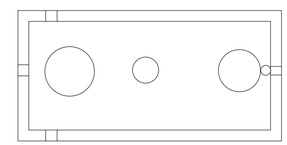
SECTION
SEPTIC TANK
NOT TO SCALE

NOTE: DO NOT DRIVE VEHICLES WITHIN 6' OF A SEPTIC TANK UNLESS IT IS CONSTRUCTED WITH AN H-20 RATING.



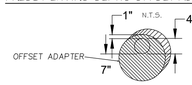
OUTLET FILTER
POLYLOK PL-122 OR EQUAL

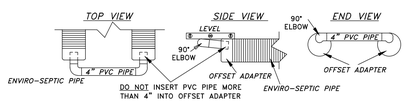
SEPTIC TANK



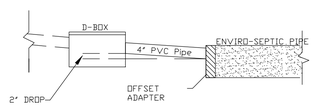
PLAN

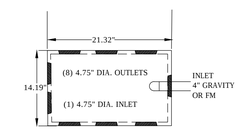
PRESBY ENVIRO-SEPTIC OFFSET ADAPTER

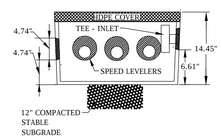




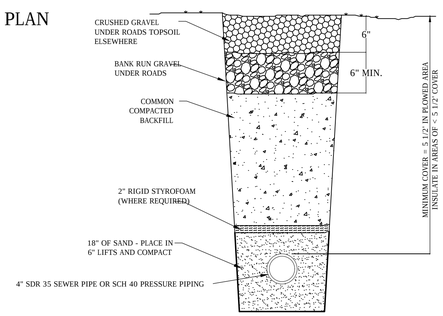
RAISED CONNECTION DETAIL (NOT TO SCALE)



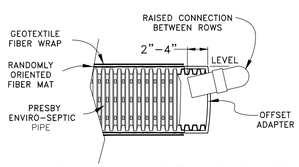




HDPE D-BOX - TUFF TITE MODEL 9HD2
N.T.S.



SEWER LINE & PUMPED LINE DETAIL
N.T.S.



RAISED CONNECTION FLAT BED
(NOT TO SCALE)

VT Mound Fill Sand Specification:

SHALL BE ONE OF THE THREE FOLLOWING SPECS:

(1)	
SIEVE #	PERCENT PASS BY WEIGHT
3/8"	85-100
40	25-75
60	0-30
100	0-10
200	0-5
(2)	
4	95-100
8	80-100
16	50-85
30	25-60
50	10-30
100	2-10
(3)	
3/8	85-100
40	30-50
200	0-5

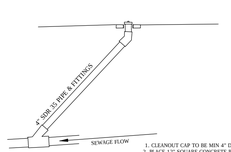
CONTRACTOR SHALL SUBMIT MOUND SAND TEST REPORTS TO DESIGNER IN WRITING FOR APPROVAL PRIOR TO PLACING ANY SAND IN MOUND AREA.

Enviro System Sand Specification:

100% passing 3/4"
65% - 100% passing #10
10% - 60% passing #35
0-3% passing #200
ASTM C-33 "concrete sand" meets this spec if the <= 3% passing the #200

PRESBY SYSTEM NOTES:

1) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. INSTALLER SHALL BE CERTIFIED BY PRESBY ENVIRONMENTAL AS AN INSTALLER. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. 143 AIRPORT ROAD, WHITEFIELD, NH 03598 PHONE 1-800-473-5298
-WWW.PRESBYENVIRONMENTAL.COM
2) DO NOT INSTALL SYSTEM ON EXTREMELY WET OR FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
3) NO FLOOR DRAINS, HOT TUBS, GARBAGE DISPOSALS, WATER SOFTENERS, SHALL BE INCORPORATED INTO THIS SYSTEM WITHOUT CONSULTING DESIGNER.
4) NO SOLIDS SHOULD BE DISCHARGED INTO THE PRESBY SYSTEM. ALL SOLIDS TO BE REMOVED AT SEPTIC TANK. CHECK D-BOX PERIODICALLY AND CLEAN IF SOLIDS ARE FOUND.
5) CHECK SURFACE GRADING PERIODICALLY TO INSURE DIVERSION OF SURFACE RUNOFF.



SEWER LINE CLEANOUT
TYPICAL SECTION
(NOT TO SCALE)

1. CLEANOUT CAP TO BE MIN 4" DIA. PVC THREADED.
2. PLACE 12" SQUARE CONCRETE PAD AROUND FEMALE FITTING AT FINISHED GRADE. SLEEVE FITTING WITH 10" SLEEVE TO KEEP CONCRETE FROM TOUCHING FEMALE FITTING AND PIPE.
3. CONNECT TO SEWER LINE WITH 4" 45 BEND SDR 35 GLUED OR SCH 40 GLUED PIPE AND FITTINGS.
4. SEWER LINE CONNECTION TO BE A 4" WYE ORIENTED SO CLEANOUT FACES DOWNSTREAM.
5. PROTECT CLEANOUT CAP AT FINISHED GRADE FROM DAMAGE BY VEHICLES OR LAWN EQUIPMENT.
6. CLEANOUTS LOCATED ON PLAN. MAXIMUM SPACING = 100'.

PLAN PREPARED BY:

CHRISTOPHER C. LEISTER LIC #554

12-15-20
DATE

DETAILS
SHEET 3 OF 5

OWNER: RUSSEL SCHLEIPMAN

TAX ID: XXXX BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

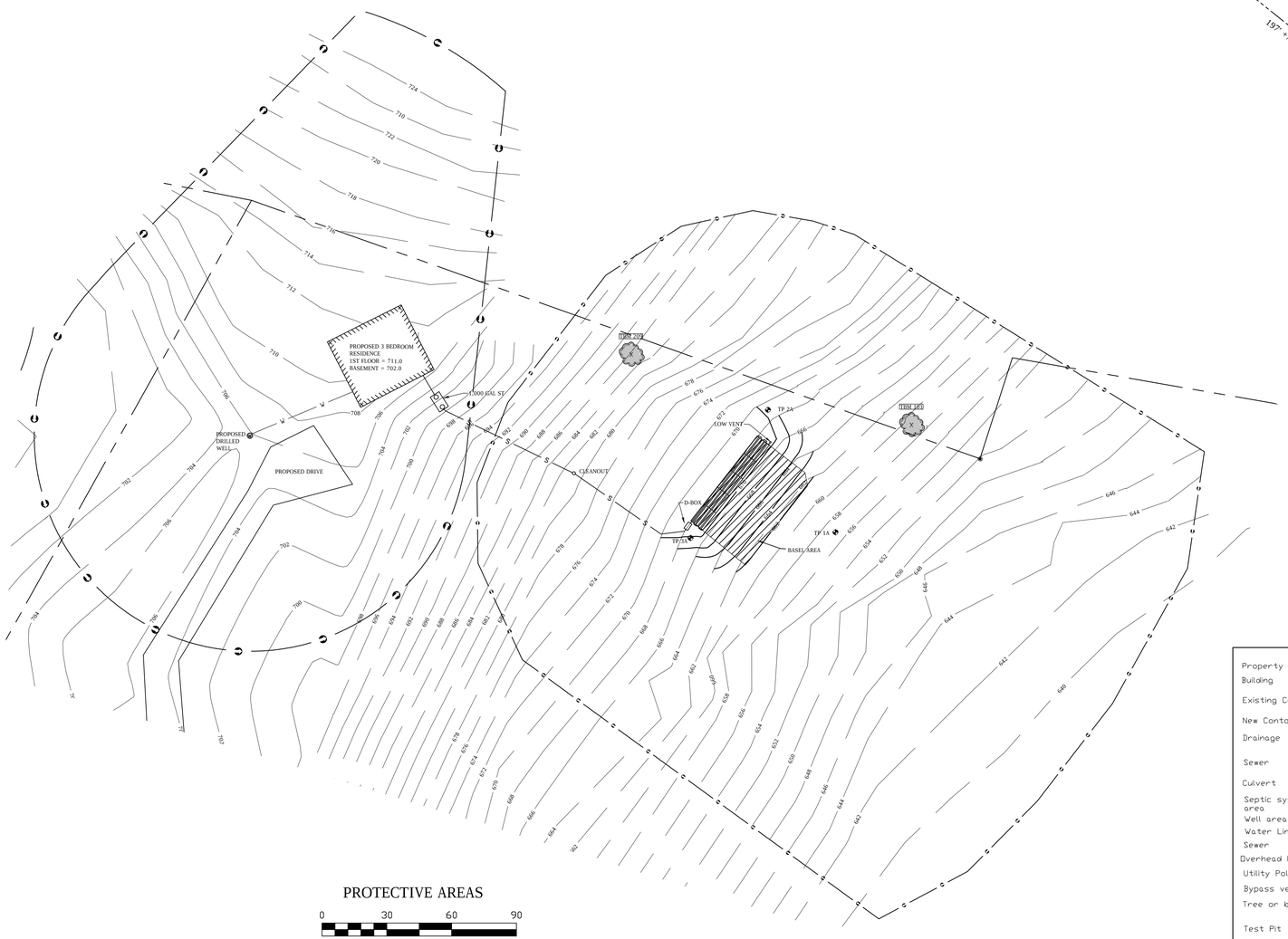
REVISIONS:
1.
2.
3.
4.
5.

HOGG HILL
DESIGN, L.L.C.

NEW HAMPSHIRE DESIGNERS LICENSE #1674

PO BOX 525
BETHEL, VT 05032
chris@hogghilldesign.com 802-431-0502

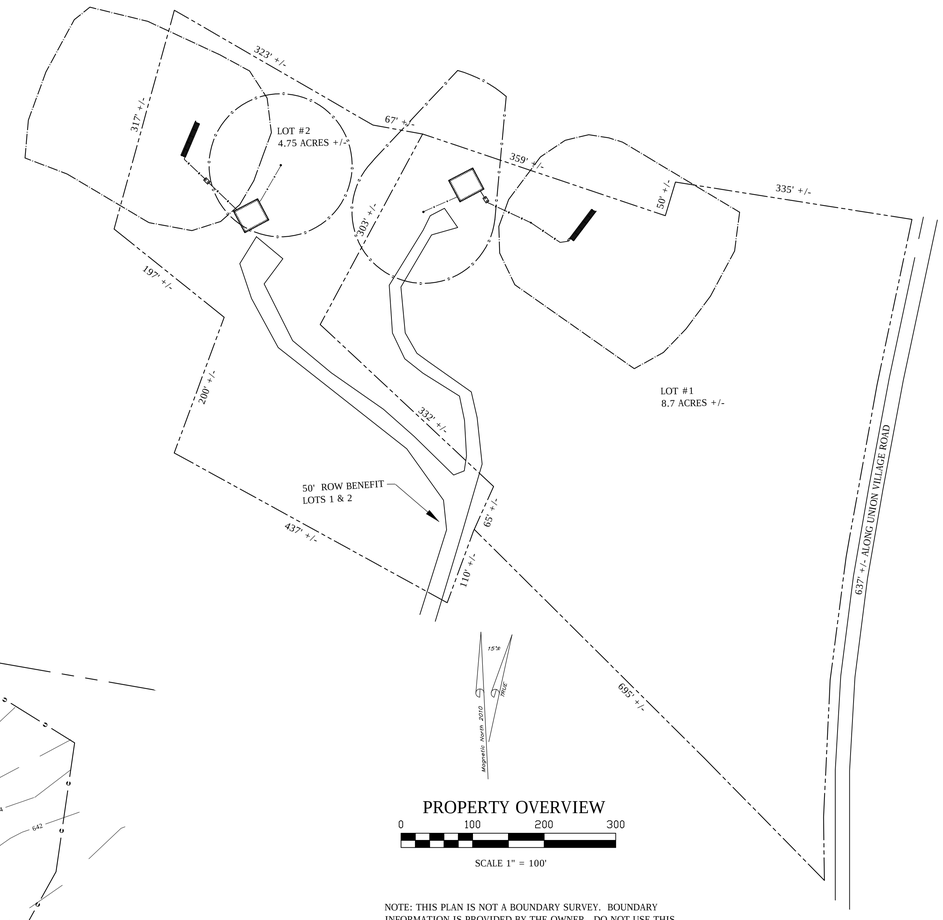
VERMONT DESIGNERS LICENSE # 554



PROTECTIVE AREAS

0 30 60 90

SCALE 1" = 30'



PROPERTY OVERVIEW

0 100 200 300

SCALE 1" = 100'

NOTE: THIS PLAN IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION IS PROVIDED BY THE OWNER. DO NOT USE THIS BOUNDARY INFORMATION AS PROPERTY SURVEY.

LEGEND

Property Line	
Building	
Existing Contour	250
New Contour	250
Drainage	
Sewer	SEWER SEWER
Culvert	
Septic system area	
Well area	
Water Line	W W
Sewer	S S
Overhead Power	OP OP
Utility Pole	
Bypass vent	
Tree or bush	
Test Pit	
Perc Test	
Survey control point	SP-107

PROTECTIVE AREA NOTES:
1. WELLS ARE NOT TO BE DRILLED IN SEPTIC SYSTEM AREAS, AS DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.
2. SEPTIC DISPERSAL AREAS ARE NOT TO BE CONSTRUCTED IN WELL PROTECTIVE AREAS AS DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.

PROTECTIVE LOT 1
SHEET 4 OF 5

CHRISTOPHER C. LEISTER LIC #554 — 12-15-20 DATE

OWNER: RUSSEL SCHLEIPMAN

TAX ID: 10-207-100 BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

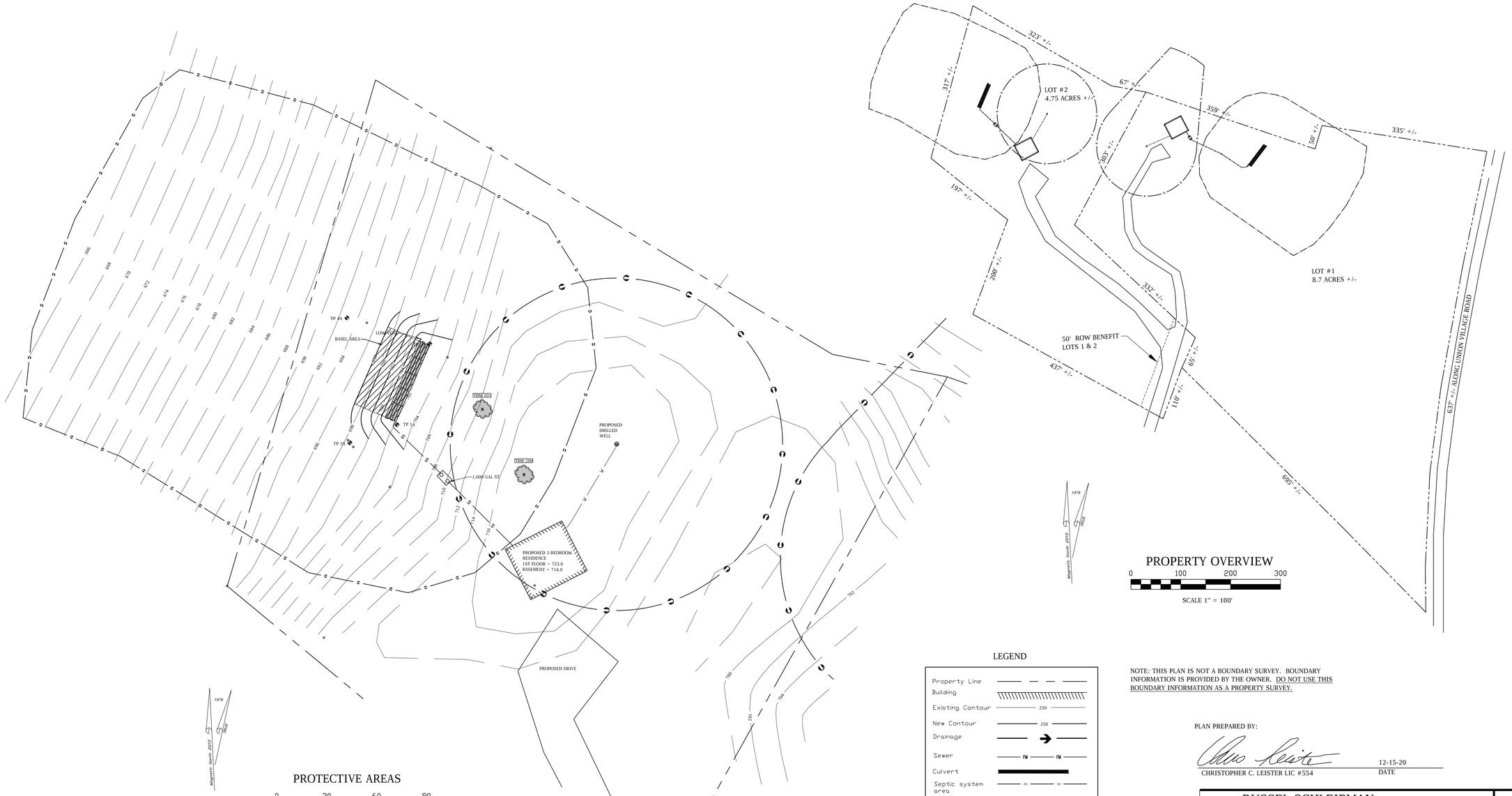
REVISIONS:
1.
2.
3.
4.
5.

HOGG HILL
DESIGN, L.L.C.

NEW HAMPSHIRE DESIGNERS LICENSE #1674

PO BOX 525
BETHEL, VT 05032
hogghilldesign@gmail.com 802-431-0502

VERMONT DESIGNERS LICENSE # 554



LEGEND

- Property Line
- Building
- Existing Contour — 250
- New Contour — 250
- Drainage
- Sewer — SEWER
- Culvert
- Septic system area
- Well area
- Water Line — W
- Sewer — S
- Overhead Power — OHP
- Utility Pole
- Bypass vent
- Tree or bush
- Test Pit
- Perc Test
- Survey control point — SP-107

NOTE: THIS PLAN IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION IS PROVIDED BY THE OWNER. DO NOT USE THIS BOUNDARY INFORMATION AS A PROPERTY SURVEY.

PLAN PREPARED BY:

CHRISTOPHER C. LEISTER LIC #554 — 12-15-20 DATE

PROTECTIVE AREA NOTES:
1. WELLS ARE NOT TO BE DRILLED IN SEPTIC SYSTEM AREAS, AS DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.
2. SEPTIC DISPERSAL AREAS ARE NOT TO BE CONSTRUCTED IN WELL PROTECTIVE AREAS AS DEFINED BY THIS PLAN, EXCEPT BY VARIANCE.

OWNER: RUSSEL SCHLEIPMAN

TAX ID: 10-207-100 BOOK/PAGE: 140/458
ADDRESS: UNION VILLAGE ROAD
CITY: NORWICH
DATE: DECEMBER 15 2020

REVISIONS:
1.
2.
3.
4.
5.

HOGG HILL
DESIGN, L.L.C.
PO BOX 525
BETHEL, VT 05032
hogghilldesign@gmail.com 802-431-0502
NEW HAMPSHIRE DESIGNERS LICENSE #1674
VERMONT DESIGNERS LICENSE # 554

PROTECTIVE LOT 2
SHEET 5 OF 5

Subject: Subdivision Application #58BSUB20
From: "t.pangburn@comcast.net" <tpangburn@comcast.net>
Date: 1/28/2021, 9:08 PM
To: Rod Francis <norwichvtplanner@gmail.com>
CC: Kate White <k.d.white@comcast.net>

Dear Mr. Francis:

Thank you for the phone call yesterday on my questions about the subject subdivision application. Our discussion clarified the issues related to the subdivision for us. As we discussed, I have listed our concerns as interested parties for inclusion in the DRB file.

Based on our current understanding of the Norwich Zoning, we do not believe that this application for waiver to allow a new private road and access from Partridge Hill should be approved. As interested parties, we believe that access to these lots could be reasonably achieved with a driveway and culvert on the north end of the lengthy frontage on Union Village Road as compared to the adverse impact of the proposed application on abutters, neighbors and town roadway of Partridge Hill. The lots, after all, have a Union Village Road address.

Our first concern is relative to the subject Application for Zoning Permit, Exhibit A-8 that states, “the circumstances that contribute to these waivers are the desire to utilize an existing constructed drive as access to the two proposed house sites.” However, Exhibit A-6 shows a plan for a completely new private road in addition to the existing driveway. The new road starts at the Partridge Hill cul-de-sac and goes up the east boundary adjacent to the Close/Brady property and the stone wall. We have lived in Norwich for over thirty years and moved to 53 Partridge Hill in May of 2017. In this time there has never been an existing road in this location along the east boundary and the stone wall. When we first moved here the east side of the existing driveway was tree covered. This tree cover is also seen in the Exhibits A-9 and A-10 of the subject application. Looking at old USGS maps back to the early 1900s, no roadway is shown. Therefore the waiver application is in error by stating that an existing constructed drive exists where the new private drive is shown on the plans.

Our second concern is the in the area of erosion control. When the aforementioned trees to the east of the existing driveway were removed within the last couple of years, this resulted in increased overland flow and erosion to the Partridge Hill roadway and adjacent properties. A French drain on the Sobel’s (63 Partridge Hill) property was plugged with sediment as a result of the runoff from the formerly treed area. Our concern is that the addition of the private road would further exacerbate this stormwater runoff and erosion control problem by removing more trees and adding more impermeable surfaces. This is clearly not addressed in the application, although it is required in the Town of Norwich, Vermont, Subdivision Regulations dtd July 3, 2013, Section 3.5, Storm Water Management, Erosion Prevention and Sediment Control (pg. 23). This states that, “In situations

where there are steeper slopes, excess surface water, or other conditions that warrant it, the Board may require the preparation and implementation of stormwater management and/or erosion prevention and sediment control plans and associated analyses to ensure that site improvements, including excavation, road and driveway construction, site clearing, and grading, will not unduly impact neighboring properties or surface waters. "

Our third concern is on the effect of this additional private road and additional homes on traffic and right-of-way. Currently, the small cul-de-sac at the top of Partridge Hill is extremely limited in size. There doesn't appear to be enough room for the proposed 16'-wide additional driveway and a 10'-set back from the Close/Brady property. There does not appear to be any room for landscaping screening to the Close/Brady property. Presently, if a delivery truck or snowplow is stopped in the cul-de-sac, it completely cuts off the right-of-way for other traffic. This would only be worsened by the addition of another new private road.

Last, snowplowing of the cul-de-sac would also be more difficult with an additional roadway. We have observed snowplow trucks not be able to make it up the existing Schleipman driveway, and given that the proposed new second driveway has steeper sections, this would most likely be the case for the new road as well. Therefore, in addition to decreased right-of-way for normal traffic, the access of emergency vehicles would be limited.

Regards,

Tim Pangburn and Kate White

53 Partridge Hill

Norwich, VT 05055

TOWN OF NORWICH
DEVELOPMENT REVIEW BOARD

DOCUMENTS AND INTERESTED PARTIES

APPEAL: **Lot:** #20-241.000
236 Main ST

Site Visit: None

Public Hearing Date: February 18, 2021

Appellant: Stuart Richards
PO Box 156
Norwich, VT 05055

Interested Parties: Stuart Richards,
Omer Trajman

NATURE OF APPEAL - Appeal of 1-6-21 Zoning Administrator Decision concerning an alleged banner/sign violation at 236 Main Street by Appellant, Stuart Richards, of 82 Elm Street. Application to be reviewed under the Norwich Zoning Regulations.

The record in this appeal includes the following documents:

Submitted by Appellant:

A-1 Appeal application by Stuart Richards; 01-14-21
A-2 Sign violation complaint regarding 236 Main Street transmitted as email by Stuart Richards, 01-5-21
A-3 Appeal Letter to DRB by Appellant Stuart Richards (01-14-21)

Submitted by Zoning Administrator

ZA-1 Zoning Administrator Decision re: Zoning Complaint 236 Main Street (1-6-21)
ZA-2 Zoning Administrator Response to Appeal by Stuart Richards (2-10-21)

TOWN OF NORWICH, VERMONT

APPLICATION FOR ZONING ~~PERMIT~~ APPEAL

Appellant ~~Owner(s)~~: Stuart Richards

Mail Address: PO Box 156, 82 Elm St. Town Norwich ST VT Zip 05055

Day Phone: 617-459-4199 Eve Phone: 802-649-3928 Email: srichards@globalrescue.com

Applicant (If Different): _____

Mail Address: _____ Town _____ ST ____ Zip _____

Day Phone: _____ Eve Phone: _____ Email: _____

Description of Proposed Development: N/A Notice of Appeal of Zoning Administrator's Decision

N/A Zoning District: RR VR I VR II VB C/I AQ

Street Address: N/A Tax Map Lot # N/A Lot Size: N/A

Building Setbacks- Road Right-of-way: N/A Right Boundary: N/A Left N/A Rear N/A

Size of Building(s)/Additions: Structure A: Width N/A Length N/A Height N/A

Structure B: Width N/A Length N/A Height N/A Area: Footprint of Structure A N/A

Additional Footprint of Structure B (if any) N/A Total N/A # of Parking Spaces N/A

Estimated Date of Completion: N/A Estimated Value $ N/A # of Bedrooms N/A

****

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) [signature] Date 1/14/21

****

Zoning Office Checklist:
- __ Flood Hazard Area
- __ Wetlands
- __ Septic Location
- __ Water Supply
- __ Parking
- __ Shoreline
- __ Aquifer Protection
- __ Permit Conditions
- __ Agricultural Exemption

Comments: _____

Additional Permits Required:
- ___ Subdivision
- ___ Conditional Use
- ___ Site Plan Review
- ___ Variance
- ___ PRD
- ___ Driveway Access
- ___ Wastewater

Fees:		**Action**	**Dates**
Base Fee	$ 250.00	Received	1-15-21
Sq. Ft. x ___	$	Complete	
# of Lots	$	Granted	
Recording	$ 15.00	Refused	
Other ___	$	Posted at Site	
Total	$ 265.00	Appeal By	
Date Paid	1-15-21	Effective	
To Finance	2-1-21	Expires	

Signature of Zoning Administrator _____ Date _____

8/11 **Application/Permit #** _____

Subject: Re: Signs
From: Stuart Richards <srichards@globalrescue.com>
Date: 1/5/2021, 3:53 PM
To: Rod Francis <norwichvtplanner@gmail.com>
CC: Herb Durfee <HDurfee@norwich.vt.us>, "Mary Layton" <marydlayton@gmail.com>, John Langhus <johnlanghus@gmail.com>, Claudette Brochu <cbrochu30@gmail.com>, Bob Gere <rgere@mac.com>, Roger Arnold <rogerarnoldvt@gmail.com>

Rod,

There is an additional violation that I failed to mention in my email below and that is the referenced sign is hanging on two trees. This is prohibited according to the zoning ordinance. Please have the size and manner of display brought into compliance with the zoning ordinance asap. In addition kindly answer the question whether the subject sign has a permit. Herb please make this email chain a part of Selectboard correspondence.

Thank you.

Stuart Richards

From: Rod Francis <norwichvtplanner@gmail.com>
Date: Tuesday, January 5, 2021 at 1:08 PM
To: Stuart Richards <srichards@globalrescue.com>
Cc: Herb Durfee <HDurfee@norwich.vt.us>
Subject: Re: Signs

Stuart,

This email is acknowledgement of receiving a violation complaint from you with regard to a sign at 236 Main Street.

--
Rod Francis
Director, Planning & Zoning
Town of Norwich, VT

On 1/4/2021 10:27 PM, Stuart Richards wrote:

> Rod,
>
> There is an overly large Black Lives Matter sign at the entrance to Norwich. Does this sign have a permit? And if it does please explain how it conforms to the requirements of the Norwich Zoning Ordinance in Sections 3.11, 3.4 and 3.5. If it does not have a permit and does not conform to the Ordinance, kindly bring the sign into conformance. My objection to the sign relates to what appears to be its non conformance with the Ordinance.
>
> I look forward to your prompt reply.
>
> Thank you,

Stuart Richards

Subject: Signs
From: Stuart Richards <srichards@globalrescue.com>
Date: 1/4/2021, 10:27 PM
To: Rod Francis <norwichvtplanner@gmail.com>
CC: Herb Durfee <HDurfee@norwich.vt.us>

Rod,

There is an overly large Black Lives Matter sign at the entrance to Norwich. Does this sign have a permit? And if it does please explain how it conforms to the requirements of the Norwich Zoning Ordinance in Sections 3.11, 3.4 and 3.5. If it does not have a permit and does not conform to the Ordinance, kindly bring the sign into conformance. My objection to the sign relates to what appears to be its non conformance with the Ordinance.

I look forward to your prompt reply.

Thank you,

Stuart Richards

January 6, 2021

VIA EMAIL AND FIRST CLASS MAIL
Stuart Richards
P.O. Box 156
Norwich, Vermont 05055

Mr. Richards,

Zoning Complaint 236 Main Street

On January 4, 2021 you lodged a complaint via email concerning the presence of a 'sign' attached to trees on the property of 236 Main Street. Specifically, that the 'sign' violates the Norwich Zoning Regulations as amended July 1, 2009 (NZR) Sections 3.11, Tables 3.4 and 3.5. In a follow up email on January 5, you also complained that the 'sign' was hanging on two trees and cite Table 3.4 (2) of the NZR as further evidence of a violation.

To investigate the complaint, I visited the property on January 5, 2021 and subsequently reviewed Section 3.11 of the NZR including Tables 3.4 and 3.5.

There is no violation of the Norwich Zoning Regulations as amended July 1, 2009. Table 3.4 (1) Exempted Signs includes:

> [and] residential flags or banners intended solely for ornamental of non-advertising purposes.

I have concluded that your complaint refers to a banner for non-advertising purposes on a residential property which is explicitly exempt from the provisions of Section 3.11 including tables 3.4 and 3.5 of the NZR. The terms 'banners' 'ornamental' and 'non-advertising' are not defined in the NZR. This exemption extends to the size of the banner and the method of attachment.

This letter records my decision as Zoning Administrator. You have the right of appeal. If you choose to appeal this decision to the Norwich Development Review Board (DRB) please advise me so I may offer you assistance.

Sincerely,

Rod Francis
Director of Planning & Zoning
Town of Norwich

CC: Herb Durfee, Town Manager
Omer Trejman, 236 Main Street

STUART L. RICHARDS
PO Box 156, #82 Elm Street
Norwich, Vermont 05055
Tel: 802-649-3928
Fax: 802-649-3928

January 14, 2021

Norwich Development Review Board
Tracy Hall
Tracy Hall, 300 Main Street
PO Box 376
Norwich, Vermont 05055

Re: Appeal of Director, Planning & Zoning Decision regarding Black Lives Matter Banner/Sign under Norwich Zoning Regulations as Amended July 1, 2009

This letter is a formal appeal of the Director of Planning and Zoning decision (attached) which states that the oversize Black Lives Matter banner/sign hanging from two trees at the entrance to Norwich at 236 Main Street is an exempt banner/sign. The Director's decision states:

"There is no violation of the Norwich Zoning Regulations as amended July 1, 2009. Table 3.4 (1) Exempted Signs includes: [and] residential flags or banners intended solely for ornamental ~~of~~ *(sic)* or non-advertising purposes. I have concluded that your complaint refers to a banner for non-advertising purposes on a residential property which is explicitly exempt from the provisions of Section 3.11 including tables 3.4 and 3.5 of the NZR. The terms 'banners' 'ornamental' and 'non-advertising' are not defined in the NZR. This exemption extends to the size of the banner and the method of attachment."

It should be perfectly obvious and common sense should tell you that a "Black Lives Matter" banner is not "ornamental" nor is it for "non advertising purposes." The dictionary definition of ornamental is: "serving or intended as an ornament; decorative." There is nothing intended to be decorative or ornamental about an oversize Black Lives Matter banner/sign hanging from two trees at the entrance to Norwich. The sign is intended to convey a political opinion and is displayed for the express purpose of advertising and supporting the Black Lives Matter movement and organization and gathering more followers. It is not decorative or ornamental as would be flowers or other decorations and it is promotional advertising and supportive of Black Lives Matter both the movement and the organization.

To better understand why and how this sign supports Black Lives Matter groups and the Black Lives Matter movement one should understand the nature of the Black Lives Matter movement. There are millions of people in the US who support Black Lives Matter. Groups associated with Black Lives Matter have

raised approximately 10.6 billion dollars. This sign is in support of Black Lives Matter and is advertising Black Lives Matter and it obviously contradicts the ruling by the Director and it is impossible not to see that the sign is clearly not exempt from the requirements of the zoning regulations.

The appellant has no issue with the sign owner expressing a political opinion or supporting and advertising a political movement but that support should be done according to the Norwich zoning regulations governing size, location, installation and other applicable State and Norwich rules governing signs/banners. In addition, the owner should be required to obtain and pay for a permit.

The applicable fee of $265 shall be hand carried if it can be received at Tracy Hall or mailed in the event that it cannot be received.

Stuart Richards

TO: Development review Board
FROM: Rod Francis, Planning Director
RE: Appeal of a Zoning Administrators Decision re BLM sign 236 Main St
DATE: February 09, 2021

First Complaint

The initial complaint was transmitted via email on January 4, 2020 from Stuart Richards, 82 Elm St. Norwich. The complaint described an "overly large Black Lives Matter sign at the entrance to Norwich". Richards asked if the sign had been given a permit, and sought an explanation as to how it conform[ed] to the ordinance Sections 3.11, 3.4 and 3.5." Richards requested that if the sign did not have a permit and does not conform to the Ordinance that I take action as Zoning Administrator as it "appears to be … in non-conformance with the Ordinance."

Test 1: does the NZR allow for residential yard signs?

> Yes. Section 3.11 Table 3.4 (1) exempts signs on residential property for "ornamental or non-advertising purposes". [The terms "banners", "ornamental", and "non-advertising" are not defined in the Norwich Zoning Regulations (NZR)].

Test 2: is the BLM yard sign (banner) "non-advertising" speech?

> Yes. I applied a test established by the US Supreme Court. In *Central Hudson Gas and Electric v. Public Svc. Comm'n* (1980) the US Supreme Court defined "commercial speech" as speech "that proposes a transaction".
>
> In the US Court of Appeals Ninth Circuit *Coastal Abstract Service Inc v First American Title Insurance Company* commercial speech is defined as "expression related solely to the economic interests of the speaker and its audience".

After applying this two-part test, I was able to conclude that the BLM yard sign (banner) met a reasonable definition of 'non-advertising' and was thus exempt under Section 3.11 Table 3.4 (1) of the NZR. Concluding that the banner was exempt from review, the size and method of attachment were also beyond review. I transmitted my decision to Richards via email and first-class mail on January 6, 2021.

Appeal of the Zoning Administrator Decision

Richards appealed this decision in a letter delivered by hand and email on January 14, 2021. In his appeal Richards rejects my conclusion that the BLM yard sign (banner) is "non-advertising" speech. The appellant is arguing that the BLM yard sign is a form of political advertising:

> the sign is intended to convey a *political opinion* and is displayed for the express purpose of *advertising* and supporting Black Lives Matter movement and organization and gathering more followers. [emphasis added]

The appellant claims he has:

> no issue with the sign owner expressing a political opinion or supporting and advertising a political movement but that support should be done according to the Norwich zoning regulations governing size, location, installation and other applicable State and Norwich rules governing signs/banners.

The NZR does not address political signs explicitly. There is an exemption under Section 3.11 Table 3.4 (1) for "[t]emporary election signs to be posted and removed in accordance with state law" but this sign does not reference an election, a candidate, a campaign, or a vote on a specific measure (such as an article or warrant). The BLM yard sign does not meet the definition for a temporary election sign.

The sign is not located in the state Right of Way (ROW), (this section of Main Street US is designated as US Route 5), and presents no hazard to vehicular or pedestrian traffic. These issues are addressed in 10 VSA §§494, 495 and NZR§3.11 Table 3.4(2).

The appellant clarifies that his issue is not with the content (speech), but the dimensions, location and installation of the sign. The appellant seeks to constrain the property owners right of expression to other means, or by applying dimensional standards from other parts of §3.11 Table 3.4.

Richards is making a "time, place, and manner" argument, claiming that this sign is in conflict with Norwich and state regulations with regard to size, location and installation. There is no provision in the NZR for regulating the size, location and installation of signs that are located on residential property and which also meet a reasonable definition of 'non-advertising' (see above). 'Political' signs as a form of speech are not regulated by the NZR.

The ability of a government body to regulate non-commercial, residential yard signs has been clearly curtailed by the US Supreme Court in *Ladue v Gilleo* (1994). Here the court relied on previous decisions to take issue with banning entire avenues of expression (lawn signs). The court concluded:

> Displaying a sign from ones' own residence carries a message quite distinct from placing the same sign someplace else, or conveying the same text or picture by other means, for it provides information about the speaker's identity, an important component of many attempts to persuade. Residential signs are also an unusually cheap and convenient form of communication. Furthermore, the audience intended to be reached by a residential sign--neighbors--could not be reached nearly as well by other means. Pp. 13-14.

The court struck down the City of Ladue's ordinance which strictly controlled signs. The court was concerned to prevent such "measures [which] can suppress too much speech by eliminating a common means of speaking".

A municipality must show a compelling governmental interest when they propose regulations that may curtail first amendment rights. Whatever measures a government proposes must be narrowly tailored to achieve a compelling governmental objective to avoid violation of the right to equal protection under the laws. Beyond safety considerations local governments have little justification for restricting modes of speech such as yard signs.

The US Supreme Court has also limited the ability of a government body to distinguish between different forms of non-commercial speech. In *Reed v. Gilbert* (2015), the court found that a municipality cannot treat non-commercial signs differently based on their content. The NZR has not been revised to reflect this change in law. However, the town cannot distinguish between an ornamental holiday banner, a banner expressing support for a sports team, a banner conveying a religious message or a BLM banner.

Conclusion

As Zoning Administrator, I have interpreted the Norwich Zoning Regulations literally and observed where there are gaps or absences in the regulations definitions or scope. Where necessary I have referred to authorities including case law and statute to confirm the application of the NZR.

In this matter I have found that the BLM sign is not commercial speech, but a protected class of signs in Norwich – a so-called "non-advertising" yard sign or banner.

If the Board is to reject my decision and find that the BLM yard sign is subject to §3.11 Table 3.4 then I would remind you that in reaching such a conclusion the board has engaged in a form of content-based review. As *Reed v Gilbert* makes clear, treating classes of non-commercial signs differently is unconstitutional.

As an officer of the town, I am obligated to caution the board that even where the local regulations may specify otherwise, I am compelled to act consistent with the federal law which supersedes local authority.

BLACK
LIVES
MATTER